

Minutes of Regular Meeting No. 1087 of the Killingworth Planning & Zoning Commission held Tuesday, January 20, 2015, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

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Present – T. Lentz, Chairman
J. O'Brien
S. Morgan
D. Gross
G. Cook
S. Warren
J. Gay (non-seated alternate)
C. Jefferson, ZEO

It is noted for the record a public hearing was held for Special Exception Application #294 submitted by Green Hill Martial Arts (applicant) and John Himmelman (owner) for Special Principal Use/Municipal Improvement, for Sign for Non-Profit Business in Residential District , Section 500-103D for property located on Old Town Hall, 273 Route 81, Killingworth, Connecticut (Tax Map 28, Parcel Number 29, Zoning District R-2). Hearing commenced at 7:00 PM and concluded at 7:04 PM.

MEETING

1. Call to Order

Chairman Lentz called the meeting to order at 7:05 PM.

2. Minutes of Regular Meeting No. 1086 Held January 6, 2015

Gross moved, Morgan seconded, to approve January 6, 2015 Minutes amended as follows-

- Page 1, under Visitors, 3rd paragraph, last sentence should read, "C. Jefferson asked the Commission if she should ask the property owner for an as built or have the Commission's engineer go out and survey the parking lot."
- Page 3, under Zoning Enforcement Officer's Report, 1st paragraph, 2nd last sentence should read, "The individual doing the monitoring will get in touch with the Town if there is an issue."

PASSED UNANIMOUSLY.

3. Visitors – none.

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4. Communications and Bills

(1) Letter from Killingworth Land Conservation Trust, Inc. dated January 20, 2015, Re Micacci Subdivision, Parker Hill Road Extension.

(2) Letter and plans from Milone & MacBroom dated January 15, 2015 Re Proposed Residential Subdivision Micacci Property.

(3) Municipal Improvement Application #297 for drainage improvements on Parker Hill Road and Parker Hill Road Ext.

5. Old Business

(a) #294 – Green Hill Martial Arts, 273 Route 81, Killingworth, Map 28, Parcel 29 – Sign for Non-Profit Business

Chairman Lentz noted the sign looks to be in good taste. His only comment was that the Commission recommended they consider a directory sign which the Church decided not to do because they didn't think there would be any one else. He suggested a condition that if there is any other non-Church use, a directory sign would be required. Geoff Cook suggested an alternative of setting a limit of two individual signs. Lentz noted that sounds like a new regulation and might be the way to go. Chairman Lentz stated there is a process already for non-profits. It was also suggested that any future additional non-Church uses would be consolidated into a directory sign.

Stephanie Warren asked what happens if a profit making business wants to use the Church. Chairman Lentz noted that would be put on a directory sign.

Jim O'Brien noted it was his inclination if the Commission thinks this is necessary it be done by regulation.

O'Brien moved, Morgan seconded, to approve #294 – Green Hill Martial Arts request for a sign as presented. PASSED UNANIMOUSLY.

6. Zoning Enforcement Officer's Report

C. Jefferson briefly reviewed an issue with a large property on Route 148 that is up for sale and is marketed as having a pool house sleeping 6. The pool house did not have a

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C.O. There is no heat, the floor boards are open to the basement, there's a kitchen but no bedrooms or closets, and it has a loft. It is definitely not an apartment or a single family house.

7. New Business

(a) 8-24 Review of Municipal Improvement #297, Town of Killingworth, road drainage proposal for Parker Hill Road & Parker Hill Road Ext.

Walter Adametz, Road Foreman, reviewed the drainage proposal for Parker Hill Road and Parker Hill Road Ext. He indicated there are safety issues with water on these roads. He reviewed in much detail the 3 different sections of the two roads. He noted they are also in the process of obtaining easements which should be concluded shortly. Adametz indicated approvals were received from the CT Department of Health, CT Water Company and the Wetlands Commission. He noted this proposal should take care of all the water issues and still address any expansion on the Town property.

Chairman Lentz gave a brief summary of past history regarding this property and project. He noted the Commission felt it couldn't do any further development until these water issues were addressed.

Walter noted numerous attempts have been made over the years to contact adjacent property owners and to work with them. All adjacent owners have been following this process and are all in favor of the proposal. First Selectwoman Iino noted there will be a public informational meeting for all residents on Parker Hill Road and Parker Hill Road Ext.

Timing of the project was reviewed. Walter noted they would like to go out to bid next month or so, award the project in the spring and start construction this year. They would like to pave by the end of the year.

First Selectwoman Iino noted the Board of Selectmen are looking at whether or not Pattaconk Farms can purchase the excess in the right-of-way. If the Selectmen agree, it would then have to go to Town Meeting. C. Jefferson noted the Pattaconk Farms owners would like to put the historic porch back on the front of the house and this extra land would help.

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Jim O'Brien noted it is an advantage to the Town to define the street line where it wants it.

Gross moved, Warren seconded, to approve #297 Municipal Improvement 8-24 Review of Town of Killingworth Road Drainage Proposal for Parker Hill Road and Parker Hill Road Ext. as presented. PASSED UNANIMOUSLY.

(b) Request for determination of Conventional or Conservation Subdivision on property of Anthony Micacci, Map 13, Lot 10, Parker Hill Road Ext. Chairman Lentz explained a conservation subdivision allows for a smaller lot size in exchange for a greater amount of Open Space. The number of lots in the conservation subdivision can't exceed the number of lots in a conventional subdivision. The applicant needs to submit maps showing both a conventional and conservation subdivision. The Commission then has to decide and vote as to whether it can be submitted as a conservation subdivision.

Mr. Overton reviewed the location of the property noting the parcel of 45.7 acres is on the east side of Parker Hill Road Ext. With a conventional subdivision there would be 6 lots but not enough frontage so they would have to build a road. With a conservation subdivision they could get 5 lots on the front and one lot in the back. He explained they approached the Land Trust regarding Open Space. The Land Trust asked for a 10 foot access. A conventional subdivision would give 15% Open Space. A conservation subdivision would give 30% Open Space.

Mr. Overton reviewed the Town's Recreational Park to the south and the Pattaconk Farm Conservation Easement.

Chairman Lentz read a letter from the Killingworth Land Trust supporting the Conservation Subdivision. He noted the purpose of the conservation subdivision is to preserve unique lands. One rear lot is allowed for every five on the front.

David Gross noted the Conservation Subdivision makes sense and is a better use of the property. Chairman Lentz noted the main advantage is the corridor of Open Space.

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Stephanie Warren noted it also hooks up with the green belts and there would be no town road to be maintained. Chairman Lentz agreed there would be reduced cost for road maintenance, less cost to the developer with no road and the Town gets more Open Space.

Gross moved, Cook seconded, to approve the concept of a Conservation Subdivision rather than a Conventional Subdivision. PASSED UNANIMOUSLY.

Chairman Lentz suggested the location of the houses along the road could be varied so they are not all lined up in a row. He noted once an application is submitted, a site walk will be scheduled.

(c) Discussion of parking improvements at 163 Route 81, LaForesta

C. Jefferson noted she and Don Venuti (who was also present at this meeting) went out and measured the parking lot. The 100 feet turned into 164 feet, however, one corner was 65 feet from the property line and the other corner was 75 feet from the property line. She noted the neighbor's garage is 82.8 feet from the property line and then it's another 70 feet to the parking lot.

C. Jefferson reviewed elevations noting the parking lot is situated so the cars lights do not shine up. She noted a berm would not help and would effect the wetlands. The lights bother the neighbor when coming in off the road. This time of year with nothing on the trees its all open and the neighbor sees cars pulling in. That parking lot only gets used on Friday and Saturday nights this time of year.

Don Venuti noted if there is a lot of snow, the snow shelf would probably take up 50 feet of the lot.

David Gross noted originally there was a concern from the neighbor about light and noise. It was agreed to bring the buffer around. Gross's concern was that we now allowed development past that and we need to take that buffer into consideration.

C. Jefferson asked if the 4 new pine trees were enough. It was noted the expansion didn't go beyond the property line and is 150 feet from the neighbor's house.

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The Commission agreed to tell the property owner to put in 4 more trees. It has investigated this matter and although its larger than what was approved, it is outside the setback lines and 150 feet to the neighbor's garage. This item will be kept on the Agenda until the 4 trees are planted.

8. Report of Officers and Subcommittees

Chairman Lentz noted the regulations were incorporated with the new changes and are being copied.

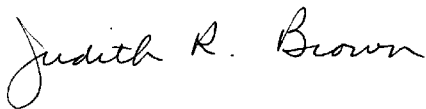
Sue Morgan asked Cathie Jefferson if they went out and picked up all the unpermitted signs. C. Jefferson said they went out on Friday, picked up everything and there are two more out now that weren't there on Friday.

Jim O'Brien noted he saw a tank being installed on Green Hill Road and inquired as to what it was. C. Jefferson noted there had been problems with the subdivision water tank leaking so they probably were replacing it.

9. Adjournment

There being no further business, the meeting adjourned at 8:30 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary

cc:	Town Clerk	Conservation Commission
	Board of Selectmen	Inland Wetlands & Watercourses Com.
	Commission Members	Public Works
	C. Jefferson	William Howard, Esq., Comm. Attorney
		Joseph Dillon, Town Engineer