

Minutes of Regular Meeting No. 1086 of the Killingworth Planning & Zoning Commission
Held Tuesday, January 6, 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
P. McGuinness (non-seated alternate)
J. Gay (non-seated alternate)
C. Jefferson, ZEO

1. Call to Order

Chairman Lentz called the meeting to order at 7:00 PM.

2. Minutes of Regular Meeting No. 1085 Held December 16, 2014

Motion by Morgan, second by Gross, to approve December 16, 2014 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors

Christopher Courtright and Mrs. Courtright were present. Mr. Courtright noted he spoke to Cathie Jefferson on December 17th regarding the LaForesta parking lot. He reviewed two amendments to the parking lot since the original approval. Mr. Courtright noted he measured the parking lot and it is 180 feet in width on the southern end and 160 feet on the northern end. He also noted the additional parking lot is not screened and that he had asked the Commission to take their concerns into consideration during the original approval.

David Gross noted the Commission discussed concerns about light pollution and the buffer.

Geoff Cook asked how the parking lot could be more than what was approved. C. Jefferson asked the Commission if she should ask the property owner for an as built of have the Commission's engineer go out and survey the parking lot.

Jim O'Brien asked Mr. Courtright if there was screening, would that be suitable. The reply was yes.

Chairman Lentz noted the main issue here is whether or not the parking lot is bigger than what was approved. If it is bigger, the Commission should have the applicant come back and apply for the size it is and then put conditions on that approval for screening. Lentz also noted they could be made to restore the area if the Commission feels the need to do so.

David Gross noted there are two issues here – one is the size of the parking lot and the second is light and noise pollution to the neighbors.

C. Jefferson suggested each member take a look at the parking lot before the next meeting. There was a brief discussion regarding the white pines at the edge of the parking lot.

Chairman Lentz noted the Commission first needs to determine the size of the parking lot. C. Jefferson will talk with the owners and then the Commission will figure out how to proceed.

Mr. Courtright noted there were a lot more trees removed than was originally approved.

4. Communications and Bills

(1) Email from Christopher Courtright to Cathie Jefferson, dated December 21, 2014, Re LaForesta Violation of Approved Plans and Town Code.

(2) Letter from Cathie S. Jefferson, ZEO, to Douglas Buttendorf, dated 1/2/15, re Cranberry Meadow Lane Road Bond.

(3) Planning & Zoning Budget as of 1/2/15.

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 a public hearing has been scheduled for January 20, 2015. Geoff Cook reported on the Trustee Meeting he attended. He reviewed with the Trustees the

Commission's thoughts on a directory sign. It appears no one else has shown an interest in participating on a directory sign. Chairman Lentz noted the concern is that maybe in the future someone may want to use a directory sign. Cook indicated he brought that up at the meeting and was told by the Trustees they would address it at that time if the need arises. Lentz suggested maybe some kind of a condition on any approval for future use. Additional information will be forthcoming before the public hearing regarding dimensions, etc.

6. Zoning Enforcement Officer's Report

C. Jefferson noted LaForesta is not in violation of the setbacks. There is probably 10 to 15 feet to the property line. With regard to the LaForesta sign, she noted everyone has signs out again. On Thursday, Walter Adametz and C. Jefferson will go around and pick up the signs to be stored at the transfer station if anyone wants to pick them up. Jefferson noted part of the problem here is people see the non-profit signs and they think they can just do that as well. With regard to water usage at LaForesta, C. Jefferson spoke to the Health Director. LaForesta is required to monitor water usage but not required to turn in yearly or quarterly reports. The individual doing the monitoring will get in touch with the Town if there is an issue. Right now everything is working well.

C. Jefferson briefly reviewed letter to Mr. Buttendorf regarding the expiration of the bonding documents required to be held by the Town of Killingworth. This letter is the official notice before a lien is placed on the remaining subdivision lot.

7. New Business – none.

8. Report of Officers and Subcommittees

Chairman Lentz noted C. Jefferson sent around the notice of the Land Use Seminar to be held in March. A couple members expressed interest. Lentz urged any members who had not attended one of these seminars to do so. Each member should register and pay for the seminar and then submit the bill to the Commission for reimbursement.

Bonding was discussed. C. Jefferson noted she spoke to Attorney Howard who indicated the Town has a responsibility because it took a bond which guarantees the work will be done and people could rely on this. She is still working on whether or not this can be

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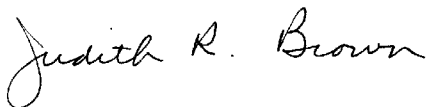
removed from the regulations.

David Gross asked whether the Commission should consider light and noise pollution. He asked if there was any recourse should the LaForesta parking lot be built as approved. It was noted the Commission thought about the buffer situation and acted out of concern for safety and visits from the Resident Trooper.

9. Adjournment

There being no further business, the meeting adjourned at 7:45 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown".

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