

Minutes of Regular Meeting No. 1091 of the Killingworth Planning & Zoning Commission Held Tuesday, March 17, 2015, at the 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
S. Warren
P. McGuinness (seated for G. Cook)

1. Call to Order

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

2. Minutes of Regular Meeting No. 1089 Held February 17, 2015
Motion by Gross, second by Warren, to approve February 17, 2015 Minutes amended as follows -

- Under 8. Report of Officers and Subcommittees, 2nd sentence should read, "The Chairman explained that one of the positions needs to be endorsed by the Planning & Zoning Commission before the Selectmen can make the appointment."

PASSED UNANIMOUSLY.

3. Visitors

(a) Jane Marsh and Gene Gargiulo -discussion re mixed use buildings in large commercial district - no one was present.

(b) Chris Aiello-discussion re signs in commercial district

Chris Aiello introduced himself noting he has lived in Town for 66 years. He has seen the Town grow and change. He noted he was a firm believer in Zoning. He suggested the Commission re-look at Section 500-107 Generally Permitted Signs.

Chris noted he understands Zoning and that signs have a very good purpose. If no Zoning, there would be sign clutter. He explained the sandwich board sign his wife puts out for Total Hair promotional events did very well for the business. Then there was some enforcement action and signs were taken. He

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has since talked with a lot of people along the business stretch and they agree temporary signs are a big help for small business, but it should be done in such a way as to not have sign clutter.

Chris reviewed suggested changes to Section 500-107 Generally Permitted Signs regarding Temporary Signage.

Chairman Lentz gave some background on signage issues. He noted businessess people have come in on several occasions to discuss signage. The Commission is supportive of the businesses. The Commission wants the businesses to be successful, but it also wants an attractive commercial district. It wouldn't be attractive if every business has its own temporary signs on the road. Signs have been an issue and at times a point of contention.

Chairman Lentz reviewed the current sign regulations. He noted under current regulations, "A" signs are not permitted and the ZEO periodically asks businesses to remove them. Some comply and some don't. There is a State Statute that gives Towns the ability to remove the signs.

Chairman Lentz noted Mr. Aiello's suggested change would allow temporary signs at basically all the businesses.

Mr. Aiello noted he would appreciate it if the Commission would just give this some thought. Chairman Lentz reminded Mr. Aiello that he could petition for a change to the regulations. The Commission would then discuss it and see if it could come up with something. Lentz noted he didn't see how every single business could be allowed to have a sandwich board sign. Mr. Aiello noted somewhere there has to be a happy medium. He reiterated this sign has really helped his wife's business. Chris thanked Commission members for their time and listening.

4. Communications and Bills

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- (1) Connecticut Federation of Planning & Zoning Agencies Membership Due through March 31, 2016 in the amount of \$90.00.
- (2) Letter from South Central Connecticut Regional Water Authority dated February 24, 2015 Re P&Z Subdivision application fo 2 parcels in Madison.
- (3) Planning & Zoning Commission Budget As Of 2/27/15.
- (4) Affidavid of Publication - Municipal Improvement #298 Notice of Decision.
- (5) Affidavit of Publication - Green Hill Martial Arts #294 Notice of Decision.
- (6) Memo from Inland Wetlands Commission dated 3/10/15 Re Fire Company Training Facility.
- (7) Legal Notice of Public Hearing from Clinton Planning & Zoning Re Special Exceptions and Amendments to Regulations.
- (8) Town of Madison - Regulation Amendment

5. Old Business - none.

6. Zoning Enforcement Officer's Report - none.

7. New Business

There was a brief discussion regarding signs and the suggestion from Chris Aiello. Jim O'Brien suggested that if sandwich boards are so important to businesses, maybe they should be by Special Exception so the Commission can control its use. O'Brien also noted the Commission should look at motor vehicle signs. Chairman Lentz suggested attaching something to the directory signs. He further noted there were so many signs out there that was why the Town adopted

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the Sign Ordinance. Chairman Lentz indicated Running Brook was allowed a single business, single building small directory sign to advertise special events. Maybe there should be a directory sign for the whole cluster and the businesses within would have to work out the details for themselves. Chairman Lentz suggested everyone drive by and look at the directory sign, think about this some more, read the minutes and it will be discussed again.

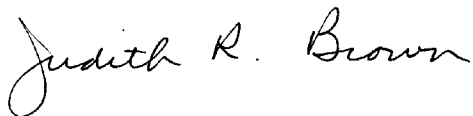
8. Report of Officers and Subcommittees

There was a brief discussion regarding Commission membership.

9. Adjournment

There being no further business, the meeting adjourned at 7:50 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