

Minutes of Regular Meeting No. 1093 of the Killingworth Planning & Zoning Commission
Held Tuesday, April 21, 2015, at the Killingworth Town Office Building, 323 Route 81,
Killingworth Connecticut.

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Present - J. O'Brien, Vice Chairman C. Jefferson, ZEO
 S. Morgan
 D. Gross
 S. Warren
 P. McGuinness (seated for T. Lentz)
 J. Gay (seated for G. Cook)

1. Call to Order

Vice Chairman O'Brien called the meeting to order at 7:00 PM.

2. Minutes of Regular Meeting No. 1092 Held April 7, 2015

Motion by Gross, second by Warren, to approve April 7, 2015 Minutes amended as follows -

- Under 8. Report of Officers and Subcommittees – delete the second paragraph.

PASSED UNANIMOUSLY.

3. Visitors

Michael Cassella was present. He explained Application #299 which was an Amendment to Application #277 already approved. Mr. Cassella noted he was proposing a 500 gallon propane filling station at 157 Route 81. It would be located at the rear of the property where the lower gate exit is, 45 feet from the property line. It will be fenced in with bollards all the way around, also mafia blocks. Mr. Cassella noted this is pretty straight forward. It would be used for filling propane tanks and recreational vehicles. It was noted both the Fire Marshal and Building Official have already inspected this. Vice Chair O'Brien read Fire Marshal letter into the record. He reiterated this would be double screened, fence by the street. The mafia blocks, fence and tank are already there.

Francesco Lulaj of LaForesta was present. He explained he wanted to put in a 16' x 48' patio in front of the building. The handicap parking will be moved. There will be no problem with seating, actually less seating as loft seating will not be used when patio is open. He also explained he would like to add a walk-in cooler and another bathroom at the back. The furnace would be moved for the bathroom. He will be adding 2 more toilets which will be covered by the current septic system. They are currently using only

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39-42% of the septic system. Sue Morgan asked if the patio would be fenced in. Francesco replied yes. Vice Chair O'Brien asked if the patio would be seasonal. Francesco replied yes, just late spring and summer. The patio will have a green, tarp canopy cover.

4. Communications and Bills

(1) Invoice from Howard McMillan & Tycz for legal services, balance due \$852.50, dated 3/10/2015 Invoice #3394.

(2) Invoice from Nathan Jacobson & Associates dated April 6, 2015, Invoice #'s 81195, 81196 and 81197, in the amounts of \$469.75, \$469.75 and \$129.29 respectively.

(3) Letter from Jim McDonald, Fire Marshal, dated April 16, 2015, to Planning & Zoning Commission Re Special Exception Application for Premier Stone 157 Route 81 (application #299).

(4) Letter from Town of Madison Land Use Office, dated April 17, 2015, Re #15-09 Regulation Amendment pertaining to Medical Marijuana Dispensary and Production Facilities.

(5) #299, Application for Modification to Approved Special Exception #277.

(6) #300, Application for Modification to Approved Special Exception #284.

5. Old Business

Stephanie Warren asked about previous discussion regarding signs. It was noted the Commission never came to any conclusion. Waiting for Chairman Lentz to return. Sue Morgan asked how often the ZEO goes out and takes the signs. ZEO Jefferson noted there is no set schedule. If necessary, it will be done again.

6. Zoning Enforcement Officer's Report

C. Jefferson noted the Town has a lien from The Ridges at Deer Lake. The other lien for Cranberry Meadows will be done next week.

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C. Jefferson noted she spoke to Torrance Downes about a question raised at the last meeting regarding obtaining technical assistance. Mr. Downes forwarded Ms. Jefferson a copy of the Old Saybrook Regulation covering this matter. She will forward this on to Commission members.

7. New Business

(a) #299 Amendment to Application #277 Michael Cassella, 157 Route 81 - addition of propane pump station

Motion by Morgan, second by Gross, to approve Application #299 Michael Cassella, 157 Route 81, addition of propane pump station as presented. PASSED UNANIMOUSLY.

(b) #300 Amendment to Application #284 LaForesta, 163 Route 81 - outdoor patio, walk-in cooler and bathroom

Motion by Gross, second by Warren, to approve Application #300 LaForesta, 163 Route 81, outdoor patio, walk-in cooler and bathroom as presented. Joan Gay asked if an Amendment needs to be approved by any other group, building inspector or fire marshal. ZEO Jefferson noted the Sanitarian will approve it and the Building Official will inspect it. PASSED UNANIMOUSLY.

8. Report of Officers and Subcommittees

ZEO Jefferson noted she has not heard back from Attorney Jane Marsh regarding the Gargiulo buildings.

Sue Morgan noted on Route 81 going towards Middletown just past Route 148 there is a small Cape with a big barn in the back. There is a sign that says "commercial." C. Jefferson noted she would take a look at it.

9. Adjournment

There being no further business, the meeting adjourned at 7:30 PM.

Respectfully submitted,

Judith R. Brown

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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