

**Minutes of Regular Meeting No. 1098 of the Killingworth Planning & Zoning
Commission Held Tuesday, July 21, 2015, at the Killingworth Town Office Building, 323
Route 81, Killingworth, Connecticut
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Present: T. Lentz, Chairman C. Jefferson, ZEO
J. O'Brien
S. Morgan
S. Warren
P. McGuinness (seated for D. Gross)
Joan Gay (non-seated alternate)
T. Hogarty (seated for G. Cook)

1. Call to Order

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

Motion by O'Brien, second by Morgan, to add the following item to the Agenda – approval of Special Meeting Minutes of June 16, 2015. PASSED UNANIMOUSLY.

2. Minutes of Regular Meeting No. 1097 Held June 16, 2015

Motion by O'Brien, second by Morgan, to approve Special Meeting Minutes of June 16, 2015 with the addition of Joan Gay as being present. PASSED UNANIMOUSLY.

Motion by Warren, second by Morgan, to approve Regular Meeting Minutes of June 16, 2015 with the addition of Joan Gay as being present. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Site Plan Application #302, The Dance Corner, 206 Route 80, expand to Unit #7.

(2) Amendment to Special Exception #303, Killingworth Garage, 319 Route 81, Second Driveway/Parking.

(3) Legal Notice of Public Hearing from Clinton Planning & Zoning Commission for August 3, 2015.

(4) Affidavit of Publication for Notice of Decision Application #301, A. Forrest King.

(5) Letter from Cathie S. Jefferson to Kazmierz Aleksiejuk, Igor Aleksiejuk, dated 7/10/15, Re Motor Vehicle Junk.

(6) Letter from Cathie S. Jefferson to Igor Aleksiejuk, dated 7/21/15 Re Motor Vehicle Junk.

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(7) Letter from Catherine Iino, First Selectwoman, to Planning & Zoning Commission, dated July 15, 2015, Re Killingworth Garage, 319 Route 81.

(8) Letter from Katherine R. Smith, dated July 20, 2015 to Planning & Zoning Commission Re Killingworth Garage.

(9) Letter from South Central Connecticut Regional Water District to Cathie S. Jefferson dated July 17, 2015 Re Conservation Easement, Burr Hill Road. Public hearing to be September 17, 2015 at 7:00 PM at Killingworth Volunteer Fire Company.

5. Old Business – none.

6. Zoning Enforcement Officer's Report

C. Jefferson, Zoning Enforcement Officer, reported on the following items -

Expecting subdivision application for part of the former Nash property off Route 81 probably next month. It is before the Wetlands Commission right now. The applicant may come in and talk to the Commission about the issue of Open Space.

Technical assistance issues had been discussed by this Commission previously. C. Jefferson noted she also reviewed this (document from Old Saybrook) with the Wetlands Commission who were in favor of it. A copy of the Ordinance has been given to First Selectwoman Iino with a request to bring this before the Board of Selectmen.

Two Cease & Desist Orders for 117 and 119 Burr Hill Road (letters included in Communications above) were reviewed.

Letter was received from the Water Company (noted in Communications above) regarding a public hearing to be held on September 17, 2015 at the Killingworth Volunteer Fire Company for a conservation restriction. It was suggested someone on the Commission should go to that and voice support for the easement.

The owners of Lavender Pond Farm will be coming in at a less busier time for the Commission with a new proposal.

Permit log for June was distributed.

7. New Business

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(a) Site Plan Application #302, The Dance Corner, 206 Route 80, expand to Unit #7

Kerry Smith represented The Dance Corner. She noted they currently occupy 5 units at 206 Route 80. They would like to take over the unit that has been vacant for some time. They would not be adding more dance studio, but reconfiguring things. She explained the reconfiguration.

Jim O'Brien asked if all changes were interior. Kerry Smith replied yes. No exterior changes.

Motion by O'Brien, second by Warren, to approve Site Plan Application #302, The Dance Corner, as presented. PASSED UNANIMOUSLY.

(b) Amendment to Special Exception, Killingworth Garage, 319 Route 81, Second Driveway

Kevin Albrecht was present. He reviewed plans for more parking and a second access way to the rear of the property. There is no new curb cut. The surface would be gravel or road millings.

Kevin reviewed what was original approved. He noted they would like a total of 67 parking spaces. Chairman Lentz asked why so many spaces were needed. Kevin replied he doesn't have enough now. Sue Morgan asked how many cars they repair on a daily basis. Kevin replied 15 to 30. There is only one car there for sale. Chairman Lentz noted the main thing would be appearance. Plantings need to be specified.

Katherine Smith, 241 Reservoir Road, noted putting big shrubs along Route 81 would interfere with sight line. All properties from the Circle up have setbacks. There needs to be a clear setback. The Library, Town Hall, Church all have setbacks. She felt this was an eyesore because of the number and depth of the parking. A setback would eliminate this eyesore.

Kevin noted 80 years ago the plan showed cars parked right up on the road. Chairman Lentz noted this was a nonconforming use.

Cathie Jefferson noted the Fire Marshal is in favor of the second driveway access going all the way around.

Another member of the public asked if this proposal for more parking was because of expanded business. Will anything prohibit parking on the Town property at night. Kevin noted he moves those cars first thing in the morning.

