

Present: T. Lentz, Chairman C. Jefferson, ZEO  
J. O'Brien  
D. Gross  
G. Cook (arrived 7:10 PM)  
S. Warren  
J. Gay (seated for S. Morgan)  
T. Hogarty (seated for G. Cook until his arrival)

1. Call to Order

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

2. Minutes of Regular Meeting No. 1099 Held August 4, 2015

Motion by Gross, second by Warren, to approve August 4, 2015 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors

Attorney Jane Marsh was present for Agenda Item 7(a) but left as this was just scheduled for public hearing on October 6, 2015.

4. Communications and Bills

(1) Clinton Planning & Zoning, Zoning Text Amendment Section 27.

(2) Clinton Planning & Zoning, Zoning Text Amendment, Section 7.

(3) Amendment to Zoning Regulation, Application #304 Eugene Gargiulo, M & M Realty Holdings Co.

5. Old Business – none.

6. Zoning Enforcement Officer's Report

ZEO Jefferson noted things are pretty quiet at this time. The Commission is on the Court docket for Running Brook Farms. They were served today. The first negotiating session is scheduled for Monday, August 31, 2015.

7. New Business

(a) #304 Amendment to Zoning Regulation Article XII, 500-69B(10) Mixed Uses in Large Commercial District, submitted by Eugene Gargiulo, 104 Commerce Circle Durham, CT 06422

It was noted presently in the Large Business Zone apartments are allowed on the upper floors. Mr. Gargiulo wants to convert the old Pharmedica Building into apartments which the Commission has not supported because it would use up the first floor prime commercial space.

Minutes of Regular Meeting No. 1100 of the Killingworth Planning & Zoning Commission to be held on Tuesday, August 18, 2015, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut  
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What is different in this amendment is they are proposing combining 2 buildings into 1 lot – 1 building would be residential and 1 building would commercial.

There was a brief discussion about having a deed restriction. Chairman Lentz felt that concern was if they were going to have 2 lots and the Commission didn't want that.

It was noted this application is in the Large Business District. If this regulation is passed, the applicant would have to come back in for a Special Exception.

A public hearing was scheduled for October 6, 2015. C. Jefferson will talk to Attorney Marsh about correcting the map to show the whole district.

8. Report of Officers and Subcommittees – none.

9. Adjournment

There being no further business, the meeting adjourned at 7:32 PM.

Respectfully submitted,

Judith R. Brown, Recording Secretary

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