

Minutes of Regular Meeting No. 1102 of the Killingworth Planning & Zoning Commission Held Tuesday, September 15, 2015, at the Killingworth Town Office Building, 323 Route 81, Killingworth, CT
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Present: T. Lentz, Chairman
J. O'Brien
S. Morgan
D. Gross
S. Warren
P. McGuinness (seated for G. Cook)
J. Gay (non-seated alternate)
T. Hogarty (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. 1100 Held August 18, 2015

Motion by Gross, second by O'Brien, to approve August 18, 2015 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors

Alec Martin from 118 Route 81 introduced himself as running for P&Z Alternate on the Democratic ticket. He was present to just sit in on the meeting.

4. Communications and Bills

(1) Planning & Zoning Budget as of 8/31/15.

(2) Affidavit of Publication, Notice of Decision, #303, Killingworth Garage.

(3) Affidavit of Publication, Notice of Decision, #302, Dance Corner.

(4) Notice of Public Hearing from South Central Connecticut Regional Water District for public hearing on September 17, 2015 for proposed transfer of interest in real property of land located off Burr Hill Road to State of Connecticut.

(5) Four Administrative Committee Meeting Agendas from Clinton Planning & Zoning Commission.

(6) Clinton Planning & Zoning Commission Regular Meeting Agenda for September 14, 2015.

(7) Clinton Planning & Zoning Commission Legal Notice of Public Hearing for September 28, 2015 Re Town Plan of Conservation & Development.

(8) Invoice from Howard McMillan & Tycz, LLC for legal services in the amount of \$852.50.

(9) Application Review from Inland Wetlands & Watercourses Commission, Applicant M&K Milano, 140 Roast Meat Hill Road, dated August 11, 2015.

5. Old 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 – public hearing has been scheduled for October 6, 2015

ZEO Jefferson noted a revised application was received. New map clearly shows 2 lots to not touch and there is an easement. The new paragraph (i) was revised.

6. Zoning Enforcement Officer's Report

ZEO Jefferson noted the sign issue has come up again. Mr. Aiello has been taking pictures of signs and giving them to First Selectwoman lino who turns them over to ZEO. ZEO Jefferson reviewed some of the signs she has removed. She noted temporary signs can stay up 2 weeks and then must be removed. Sandwich Board signs are different. Municipal signs come down after the event is held.

Permit Log for August was distributed.

The draft Zoning Map was reviewed. It was noted currently the Open Space layer is over the water layer. C. Jefferson will see if that can be reversed to put the water layer over the Open Space layer. Tom Hogarty asked if the Commission will be able to see a full size draft map. Jefferson replied yes.

7. New Business – none.

8. Report of Officers and Subcommittees – none.

9. Executive Session – Pending Litigation

Motion by Gross, second by O'Brien, to go into Executive Session at 7:20 PM to discuss pending litigation. PASSED UNANIMOUSLY. The Commission came out of Executive Session at 7:30 PM. No votes or actions were taken during Executive Session.

10. Adjournment

There being no further business, the meeting adjourned at 7:31 PM.

Respectfully submitted,



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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