

Minutes of Regular Meeting No. 1119 of the Killingworth Planning & Zoning Commission
Held on Tuesday, June 21, 2016, at 7:00 PM at the Killingworth Town Office Building, 323
Route 81, Killingworth, Connecticut.

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Present: T. Lentz, Chairman C. Jefferson, ZEO
D. Gross
S. Warren
G. Cook
P. McGuinness
T. Hogarty
A. Martin (non-seated alternate)

It is noted for the record a public hearing was held prior to the regular meeting for #314 Special Exception, Chris Salafia – 318 Roast Meat Hill Road, Lavender Farm for accessory caretaker's apartment. The hearing commenced at 7:01 PM and ended at 7:10 PM.

Regular Meeting:

1. Call to Order

Chairman Lentz called the meeting to order at 7:11 PM.

2. Minutes of Regular Meeting No. 1118 Held June 7, 2016

Motion by Gross, second by Cook, to approve June 7, 2016 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Email from Lisa and Joel D'Angelo dated June 21, 2016 re Special Exception #314.

(2) Memo from Paul Hutcheon, Director of Health, dated June 1, 2016 (received at previous meeting) Re Special Exception #314.

(3) Letter from Cathie S. Jefferson to Killingworth Zoning Board of Appeals dated 6/16/16 Re Variance Request from Congregational Church.

(4) Email from Attorney Branse to C. Jefferson and Thomas Lentz dated June 20, 2016 attaching letter and petition from Atty. McGee.

(5) Letter from Cathie S. Jefferson to Ronald & Doreen Weintraub dated 6/14/16 Re Keeping of Dogs.

(6) Letter from Cathie S. Jefferson to Kazmierz Aleksiejuk dated 6/21/16 Re Motor Vehicle Junk Construction Vehicles.

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(7) Affidavit of Public Hearing for #314 Notice of Public Hearing.

(8) Notice of Tentative Determination Section 401 Water Quality Certification Notice
of Federal Coastal Consistency Review Department of the Army General Permits for the
State of Connecticut.

5. Old Business

(a) #314 Special Exception, Chris Salafia – 318 Roast Meat Hill Road, Lavender
Farm for accessory caretaker's apartment

Chairman Lentz noted a public hearing was held prior to this meeting. There was no
opposition. The application appears to meet the regulations. Septic has been approved. Parcel
is big enough. Lentz asked Commission members if they had any comments or concerns.
None were voiced.

**Motion by Hogarty, second by Warren, to approve #314 Chris Salafia for Caretaker's
Accessory Apartment at 318 Roast Meat Hill Road as it fits the regulation and it is good
to clean up these issues when we find them. PASSED UNANIMOUSLY.**

6. Zoning Enforcement Officer's Report

ZEO Jefferson reported on the following -

Weintraub letter – Neighbors made complaint about dogs. ZEO sent letter describing
Killingworth's kennel regulations. Owner of property has had a home kennel since the 80's
with up to 6 dogs. She has a pre-existing nonconforming use. She only has 4 dogs on site at
one time. It was noted the complaint only had to do with the number of dogs. Animal Control
has checked out the site and found no issues. The property owner says she only has one litter
every 5 years. The regulations allow one litter per year. This matter has been resolved.

Aleksiejuk letter – construction vehicles are on father's property, not the construction property.
There has to be active building on the property. They are pretty close to getting a Certificate of
Occupancy.

May Permit Log was distributed.

7. New Business

Alec Martin noted he recently saw a TV program about solar panels. There are a lot of
concerns from fire chiefs and firefighters regarding solar panels on roofs because of electricity.
Even lights from emergency vehicles can produce electricity. This has become a big issue with
firefighters. Its also a tremendous hindrance on the roof as they can't put a hole in the roof to

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vent a fire. It was suggested the Commission invite the Fire Chief to a meeting to discuss these issues. This may be an idea for an upcoming regulation.

8. Report of Officers and Subcommittees

Stephanie Warren distributed copies of the Survey flyer. The questionnaire is now on the town website and will be there through September. There will also be an article in the Killingworth Krier. The hope is to get a good response and to avoid having to do a bulk mailing in September. Stephanie Warren noted after returning from vacation she will be doing presentations to the Lions Club, Women's Club, Senior Organizations, etc. Torrance Downes will be keeping track of how many responses come in. Chairman Lentz thanked Stephanie for doing a very nice job.

Chairman Lentz noted he is waiting for a reply from Attorney Branse on the proposed regulations.

Chairman Lentz noted he emailed everyone information on historic overlay zones. Perhaps historic overlays, solar and green should become part of the Town Plan.

Everyone was reminded there is no meeting on July 5, 2016. The next meeting is July 19, 2016.

9. Adjournment

There being no further business, the meeting adjourned at 7:45 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 Mark Branse, Esq., Comm. Attorney
Joseph Dillon, Town Engineer