

**Minutes of Regular Meeting No. 1126 of the Killingworth Planning & Zoning Commission  
Held Tuesday, October 18, 2016, 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  
J. Gay (non-seated alternate)  
A. Martin (non-seated alternate)  
R. Drew (non-seated alternate)

1. Call to Order

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

2. Minutes of Regular Meeting No. 1125 Held October 4, 2016

**Motion by Gross, second by Warren, to approve Minutes as written. PASSED  
UNANIMOUSLY.**

3. Visitors – none.

4. Communications and Bills

(1) Green Card Certified Mail Receipts regarding proposed regulations package.

(2) Killingworth Inland Wetlands & Watercourses Commission Minutes from  
October 11, 2016.

(3) Invoice from Branse & Willis, LLC for legal services in the amount of \$55.50 dated  
October 3, 2016.

(4) Letter from Regional Water Authority dated October 5, 2016 Re Proposed  
Amendments to Killingworth Zoning and Subdivision Regulations indicating they have no  
comment.

(5) Proposed Amendments to the Deep River Zoning Regulations.

5. Old Business – none.

6. Zoning Enforcement Officer's Report

ZEO Cathie Jefferson reported on the following -

- Haven't heard from anyone regarding the Frick's Pond Dam issue. The deed is still on file. The Commission should put something on the record indicating they can't do that if this

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matter isn't rectified within the next couple of weeks.

- Bull Bag has started replacing all the walls. They haven't taken out any building permits. She will ask the Fire Marshal how this kicks in for the requirement for fire protection. Bull Bag also has their sign out again.
- LaForesta seating capacity was reviewed. They started out with 76 and are now up to over 200 seats. The Sanitarian is checking out the septic system. It may have to be expanded. There was discussion regarding the two telephone poles with lights in the parking light. They have piece-mealed and expanded the parking lot and put lights on the building which is a problem. The lights need to be full cut off. The lights in the parking lot need to be no taller than 15' in height. Stephanie Warren asked if there were complaints from the neighbors regarding the poles. C. Jefferson replied yes, that's how this all started. The Fire Marshal has indicated the maximum seating is 176 and they had to remove some seats. Chairman Lentz noted the approval was for 76 and at some point he will have to come in and ask for the 176 that the Fire Marshal said he can have, also the lighting on the poles and on the building. Stephanie Warren noted the patio has been completely closed in.

7. New Business – none.

8. Report of Officers and Subcommittees

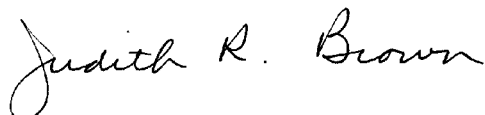
Stephanie Warren noted the POCD Survey is still on line. It is not costing anything. Responses are up to 350. She noted she has a meeting tomorrow with First Selectwoman Iino to review sending out paper copies and how to collate them.

Chairman Lentz noted there is a public hearing at the next meeting on November 1<sup>st</sup> for the proposed regulations. He will explain (summarize) the regulations for the record, written correspondence will be read into the record. After that discussion will be opened up to the public for comments or questions. The Commission can make minor changes based on comments as long as it doesn't change the meaning of the regulation. A vote can then be taken on whether to adopt or not. The results will then be published in the newspaper and on file in the Town Clerk's Office.

9. Adjournment

There being no further business, the meeting adjourned at 7:20 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 Mark Branse, Esq., Comm. Attorney