

Minutes of Regular Meeting No. 1128 of the Killingworth Planning & Zoning Commission
Held Tuesday, November 15, 2016, at the Killingworth Town Office Building, 323 Route 81,
Killingworth, Connecticut
Page 1 of 3

Present: T. Lentz, Chairman
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)
C. Jefferson, ZEO

1. Call to Order

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

2. Minutes of Regular Meeting No. 1127 Held November 1, 2016

**Motion by Gross, second by Warren, to approve November 1, 2016 Minutes as written.
PASSED UNANIMOUSLY.**

3. Visitors

Attorney John Bennet introduced himself as an Attorney from Essex representing Ms. Rosener of 672 Route 81 which was the subject of discussion at the last meeting. Attorney Bennet did not offer any other comment at this time.

4. Communications and Bills

(1) Article being submitted in the December issue of the Killingworth Krier regarding the Town Plan Survey Update.

(2) Letter from Cathie S. Jefferson ZEO, to Scott Leathers, 29 Kelseytown Road, dated 11/3/16, Re Boat and Trailer Storage.

(3) Letter from Cathie S. Jefferson ZEO, to Susan Martone, 31 Kelseytown Road, dated 11/3/16, Re Boat and Trailer Storage.

(4) Letter from Attorney John S. Bennet dated November 11, 2016 Re Property at Fricks Pond LLC. Attorney Bennet has requested he receive written notice of any meetings in which this subject is discussed.

(5) Letter from Cathie S. Jefferson ZEO, dated 11/15/16, to Carrie & Drew Sassi Re Illegal Apartment above the Pizza Shop.

5. Old Business – none.

6. Zoning Enforcement Officer's Report

ZEO Jefferson reported on the following -

- Two property owners on Kelseytown Road both have a boat and trailer stored in the street. One boat is gone, the rest are still there.
- They are paving Old Coach Road tomorrow. Trying to get it done before the snow flies. Also starting to put some of the driveways in off Route 81.
- The illegal apartment above the Pizza Shop came from the Fire Chief after having gone to that location for a medical call. The care taker's apartment is in the other building. This is just a storage building.
- With regard to Fricks Pond, Attorney Bennet has combined 2 properties together in a new deed. It is legal at this point. We will probably not discuss it any further until we receive an application for a lot line change. The lot line change will probably be for the same issue to separate the dam. Attorney Bennet acknowledged responsibility and noted he will submit an application before anything else happens. ZEO Jefferson noted it is currently in compliance until something new comes in.

7. New Business – none.

8. Report of Officers and Subcommittees

Stephanie Warren noted all the hard copies of the survey went out. The Town Survey Update article will be in the December Killingworth Krier. The return box is in the Town Hall. She will contact Torrance Downes to see what has come in on line. The Commission can then talk about how to analyze and collate the data. Geoff Cook asked if it is one survey per household. Stephanie Warren noted there can be one survey on line and one hard copy.

Chairman Lentz briefly reviewed the process for updating the Town Plan as follows -

- Chapter 1 – little change except for checking the maps.
- Chapter 2 – latest data has been provided to Tom Lentz, Stephanie Warren has 2014 data.
- Chapter 3 – Paul McGuinness and David Gross will update the Town and School facilities information.
- Chapter 4 – Tom Lentz will update any Land Use Changes, all maps are from CLEAR from the University of Connecticut.
- Chapter 5 – Alec Martin and Stephanie Warren will work on this as they have been working with Regional Planning.
- Chapter 6 – this is the actual Plan, all of the rest is background material and information about the Town. An updated Land Use Map will be needed. Most of this will not change unless something drastic comes from the survey. The only possible addition

Minutes of Regular Meeting No. 1128 of the Killingworth Planning & Zoning Commission
Held Tuesday, November 15, 2016, at the Killingworth Town Office Building, 323 Route 81,
Killingworth, Connecticut
Page 3 of 3

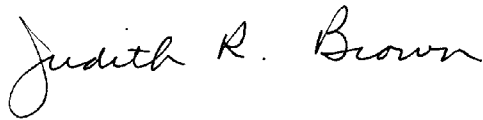
might be the Commercial District. Joan Gay will work with First Selectwoman Iino on the commercial overlay zone. Tom Lentz has information on the historic overlay zone.

- Appendix – Stephanie Warren is working on the survey questionnaire.

9. Adjournment

There being no further business, the meeting adjourned at 7:35 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