

Present - T. Lentz, Chairman
D. Gross
G. Cook
S. Warren
T. Hogarty
P. McGuinness
C. Jefferson, ZEO

1. Call to Order

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

2. Minutes of Regular Meeting No. 1107 Held December 15, 2015

Motion by Gross, seconded by Warren, to approve December 15, 2015 Minutes amended as follows – add to discussion re Killingworth Garage and Rt.80/81 diesel pump that the Killingworth Garage needed to come before P&Z because it was an application for a new diesel pump whereas the 80/81 Cloverleaf was a replacement pump. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Affidavit of Publication – Notice of Decision for Subdivision Application #318 “Old Coach Road.”

(2) Planning & Zoning Budget As of 12/30/15.

(3) Letter from Cathie S. Jefferson, ZEO, to Carmine Ferraro dated 12/31/15, re Motor Vehicle Junk.

(4) Letter from Cathie S. Jefferson, ZEO, to Kevin Smith dated 12/31/15, re Home Business.

(5) Special Exception #307, A. Forrest King, 12 Fire Tower Road, Accessory Apartment in Detached Building.

(6) Site Plan #308, 81 High Mart, 260 Route 80 – Signage.

5. Old Business

With regard to Old Business, Roger Nemergut noted the Library Sign was deteriorating and needs to be replaced soon. He asked whether they should just go for a variance or whether the commission might entertain the idea of changing the regulation. They would like to do something in the spring. A request to ZBA would be for a new sign, same size but rotated 90 degrees and count the information on both sides. There was discussion as to whether or not it

could be a Directory sign. ZEO Jefferson pointed out a Directory sign is used when there are multiple tenants. Nemergut explained the sign has to be replaced and at the same time they would like to do lighting. He reiterated the sign would be the same size, just the orientation would be different. Chairman Lentz noted the Library is not in a commercial district, but rather a residential district. Nemergut noted the reason for turning the sign is to be able to see it from both sides. The Library is a non-profit organization. Chairman Lentz noted the Commission will discuss this and come up with some wording to get 12 square feet on each side.

6. Zoning Enforcement Officer's Report

C. Jefferson reported on the following items -

- Letter to Carmine Ferraro is self-explanatory – motor vehicle junk cars.

- Letter to Kevin Smith regarding lobster pots. Mr. Smith came in to the office today and is intending to put up a fence off the barn to keep them hidden. He will not come in for a customary home business as he has a full time job and this is just a hobby. It should be okay if they are screened from view.

- Parker Hill Road Clearing – the person that owns Pattaconk Farms purchased the property at the very end that abuts Higganum and is clear cutting the front of it, but not in the wetlands. There is silt fence in the back. This is going to be a special kind of hay field which is an agricultural use. The neighbors were contacted by the property owner before he started work. As this is an agricultural use, there is no need for a permit. Mike Milano is doing the work.

- Old Coach Road Subdivision – Attorney Howard has approved the form for the letter of credit and expecting that in a couple of days. The Land Trust did a site walk over the weekend. They are waiting for Attorney Mike Wells to approve the deed. Things are pretty much ready to go.

- Tighe and Bond has indicated the Assessor has a data base of Open Space. The Open Space on the map they had prepared was not up to date. It would cost probably about \$200-500 to update the Open Space information. Chairman Lentz noted maps like the one in the Town Plan will be needed. They have much more detail than what Tighe and Bond had shown. ZEO Jefferson will contact Tighe and Bond and ask them to put something in writing as to the cost for adding these extra categories of information that are shown on the old map.

Permit Log for December was distributed.

7. New Business

(a) Special Exception #307, A. Forrest King, 12 Fire Tower Road, accessory apartment in detached building – set public hearing

Roger Nemergut noted an application had been submitted by A. Forrest King for an accessory

apartment in an existing detached building at 12 Fire Tower Road which would be used by one of his workers. This is a 17 acre parcel with 10 acres net buildable. There is a single family residence on the property.

Chairman Lentz noted one can have an accessory apartment in a detached building provided the lot is over 5 acres and the building is over 5 years old. This does require a public hearing. Said hearing was scheduled for Tuesday, February 16, 2016.

(b) Site Plan #308, 81 High Mart, 260 Route 80 – Signage

Chairman Lentz briefly reviewed the sign application #308 for the gas station at the 80/81 traffic circle. ZEO Jefferson noted they are proposing to remove the existing sign which is over the height requirement and replace it with a monument sign farther out on the point of the property. The application doesn't say whether they are proposing a one or two sided sign. It meets the requirements if its just facing out. The existing sign predates zoning. Something new would have to meet current regulations. It was decided more information was required. Commercial district requirements were reviewed as was sight line. Tom Hogarty suggested the applicant supply information having to do with all signage on the property. ZEO Jefferson will meet with the applicant again and obtain further information. It was noted all signs in the commercial district must be approved by the Commission.

8. Report of Officers and Subcommittees

Chairman Lentz noted he spoke to First Selectwoman Iino regarding counsel. It appears the Selectmen are leaning toward keeping the current firm. The question would be how much land use experience Attorney Tycz has. If he has worked with Attorney Howard on some of these cases the transition would be smoother. Cathie Jefferson noted Attorney Tycz does a lot of the leg work on land use cases. Tom Hogarty suggested putting out an RFP to specific candidates in order to compare information. The RFP could be fairly simple. Chairman Lentz noted that would make sense if the Commission were starting from scratch, but it has been working with this firm for years. Lentz noted he will speak to First Selectwoman Iino to see how they are handling the matter.

Stephanie Warren noted the Regional Planning Commission did not meet in December due to the fact several staff members were sick. The next meeting is January 26th so there was no update. She has not had a chance to talk with Torrance Downes about the survey. Chairman Lentz noted he would email a copy of the past survey to everyone.

9. Adjournment

There being no further business, the meeting adjourned at 8:02 PM.

Respectfully submitted,

