

Minutes of Regular Meeting No. 1115 of the Killingworth Planning & Zoning Commission to be held on Tuesday, April 19, 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  
P. McGuinness  
G. Cook  
T. Hogarty  
J. Gay (non-seated alternate)  
A. Martin (non-seated alternate)  
R. Abrams (non-seated alternate)

## MEETING AGENDA

### 1. Call to Order

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

### 2. Minutes of Regular Meeting No. 1114 Held April 5, 2016

Minutes of April 5, 2016 were tabled until the next meeting due to the illness of the secretary.

### 3. Visitors

Attorneys Mark Branse and Matt Willis were present and did a training session. Items discussed were Predisposition/Predetermination, Conflict of Interest and Ex parte.

### 4. Communications and Bills

(1) Invoice from Branse & Willis, LLC for legal services in the amount of \$203.50.

(2) Affidavit of Publication Notice of Decision from March 1, 2016 meeting.

(3) Letter from Cathie S. Jefferson to Susan Jameson dated 4/8/16 Re Setback Violation.

(4) Letter from Paul Hutcheon, Director of Health, to Planning & Zoning Commission dated April 13, 2016 Re Special Exception #313.

### 5. Old Business

(a) #313 Special Exception, Chris Salafia – Lavender Pond Farm, 318 Roast Meat Hill Road – Section 500-43A2.B(14) for Ag-tivities/Agritourism – public hearing set for May 17 2016

Chairman Lentz reminded everyone the public hearing was set for May 17, 2016.

### 6. Zoning Enforcement Officer's Report

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Cathie Jefferson, ZEO, reported on the following -

Cease & Desist Order was issued to Susan Jameson regarding the setback violation for installation of solar panels. They either need to obtain a variance or move the panels.

Truck body on Emmanuel Church Road has been removed.

Lobster Boat has been removed.

#### 7. New Business

##### (a) Endorsement of IWWC members

Chairman Lentz noted the Commission talked about this back in early March that Planning & Zoning endorses two members to the Inland Wetlands Commission. Apparently no one was appointed and the Selectmen have now appointed two people. David Adametz needs to be endorsed by P&Z. Eric Auer who is already a member of IWWC is the 2<sup>nd</sup> member endorsed by P&Z. **Motion by Stephanie Warren, second by Tom Hogarty to endorse David Adametz to the Inland Wetlands & Watercourses Commission. PASSED UNANIMOUSLY.**

##### (b) Commission Training – see Visitors above.

#### 8. Report of Officers and Subcommittees

Chairman Lentz noted he and Cathie Jefferson spent 4 hours with Attorney Branse last Friday reviewing the Zoning Regulations. Attorney Branse pointed out areas where changes should be made. Chairman Lentz noted most changes are relatively minor. They just need fine tuning. C. Jefferson noted a lot had to do with definitions. Lentz noted another meeting has been scheduled with Attorney Branse to complete the review. There was a brief discussion about getting away from General Code. Chairman Lentz noted the Commission should deal with the changes first and then work on the renumbering issue.

#### 9. Adjournment

There being no further business, the meeting adjourned at 8:45 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary

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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