

**Minutes of Regular Meeting No. 1117 of the Killingworth Planning & Zoning Commission
Held Tuesday, May 17, 2016, at the Killingworth Town Office Building, 323 Route 81,
Killingworth, CT
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Present: T. Lentz, Chairman C. Jefferson, ZEO
D. Gross
S. Warren
G. Cook
T. Hogarty
J. Gay (seated for P. McGuinness)

It is noted for the record a Public Hearing was held prior to the regular meeting for Special Exception #313 submitted by Chris Salafia, Lavender Pond Farm for Ag-tivities/Agritourism, Section 500-43A2.B(14) for property located on 318 Roast Meat Hill Road, Killingworth, Connecticut (Tax Map 28, Parcel Number 51, Zoning District R2). The hearing commenced at 7:02 PM and ended at 7:47 PM.

1. Call to Order

Chairman Lentz called the regular meeting to order at 7:49 PM.

2. Minutes of Regular Meeting No. 1116 Held May 3, 2016.

Motion made by Gross, second by Warren, to approve May 3, 2016 Minutes amended as follows – change the wording “monkey survey” to “survey monkey” and add Joan Gay as an attendee of the meeting arriving at 7:35 PM. PASSED UNANIMOUSLY.

Motion by Gross, second by Cook, to add item to New Business #316 Frank Tracano, 23 Parker Hill Road, to add kitchen to existing addition to create an accessory apartment. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Invoice from Branse & Willis, LLC dated May 4, 2016 for legal services in the amount of \$2,460.50.

(2) Affidavit of Publication for Notice of Public Hearing for Special Exception #313.

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

(4) Letter from Town of Killingworth Fire Marshal's Office to Planning & Zoning Commission dated May 16, 2016 Re Special Exception Application for Lavender Pond Farm, Site Plan Approval Review and Comments.

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(5) Letter from Joseph M. Dillon, Nathan L. Jacobson & Associates to Planning & Zoning Commission dated May 11, 2016 Re Old Coach Road Subdivision, Bond Estimate.

(6) Letter from Killingworth Health Department, Paul Hutcheon, Director of Health, to Planning & Zoning Commission, dated May 17, 2016, Re Application #316, Accessory Apartment at 23 Parker Hill Road.

(7) Email from Lisa D'Angelo to Thomas Lentz dated 5/17/2016 Re Public Hearing for 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

Chairman Lentz noted the application seems thorough and a public hearing was held prior to this meeting. Tom Hogarty made the following motion noting the application was very complete, very thorough, well done. It is a tremendous property that is a asset to the town and meets the regulations. Chairman Lentz noted he agreed with Tom Hogarty. Mr. Cook agreed its meets the regulations and is a gem. Lentz reviewed the uses which were all permitted noting the weddings would be allowed at 6 events per year up to 100 people. He also noted a vendor permit might possibly be needed for the food cart.

Motion by Hogarty, second by Gross, to approve application #313 as submitted. PASSED UNANIMOUSLY.

(b) #314 Special Exception, Chris Salafia – 318 Roast Meat Hill Road, Lavender Pond Farm for accessory caretaker's apartment – public hearing scheduled for June 21, 2016

(c) Bond for Old Coach Road Subdivision

The letter from Joseph Dillon, Town Engineer, was briefly reviewed.

Motion by Gay, second by Hogarty, to accept Town Engineer's recommendation to reduce bond for Old Coach Road Subdivision to \$67,300. PASSED UNANIMOUSLY.

6. Zoning Enforcement Officer's Report

ZEO Jefferson noted there was a solar installation at 228 River Road in wrong location within the zoning setbacks. This is being contested by the property owner. Application being submitted to the Zoning Board of Appeals. The property owner is appealing the Cease & Desist Order and also asking for a variance. ZEO Jefferson briefly reviewed the history of this

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matter.

7. New Business

(a) #316 Frank Tracano, 23 Parker Hill Road, to add kitchen to existing addition to create an accessory apartment

Mr. Tracano introduced himself as the applicant. He noted he has lived in town since 2002. In 2006 they constructed an addition and are now asking for an accessory apartment by adding a kitchen.

Motion by Cook, second by Hogarty, to approve application #316 for 23 Parker Hill Road to add kitchen to existing addition for accessory apartment. PASSED UNANIMOUSLY.

8. Report of Officers and Subcommittees

ZEO Jefferson provided a Table for Required Characteristics for Signs as well as Zoning Regulation for Microbrewery/Microwinery. These will be incorporated into the upcoming proposed Zoning Regulations.

9. Adjournment

There being no further business, the meeting adjourned at 8:33 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