

**Minutes of Regular Meeting No. 1116 of the Killingworth Planning & Zoning Commission
Held Tuesday, May 3, 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
T. Hogarty
A. Martin (seated for P. McGuinness)

1. Call to Order

Chairman Lentz called the meeting to order at 7:04 PM.

2. Minutes of Regular Meeting No. 1114 Held April 5, 2016 and No. 1115 Held April 19, 2016
**Motion by Gross, second by Martin, to approve April 5, 2016 Minutes as written.
PASSED UNANIMOUSLY.**

**Motion by Gross, second by Warren, to approve April 19, 2016 Minutes as written.
PASSED UNANIMOUSLY.**

3. Visitors – none.

4. Communications and Bills

(1) Letter from Thomas A. Stevens & Associates, Inc. to Planning & Zoning Commission dated April 22, 2016 Re Bond Reduction Request for Old Coach Road Subdivision.

(2) Planning & Zoning Budget As Of 4/29/16.

(3) Special Exception #314, Chris Salafia – Lavender Pond Farm, 318 Roast Meat Hill Road – Caretaker's Accessory Apartment

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 for this application is scheduled for the next meeting, May 17, 2016.

6. Zoning Enforcement Officer's Report

C. Jefferson reported on the following -

(a) Bond Reduction Letter for Old Coach Road Subdivision – discussed earlier under Communications.

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(b) Killingworth resident looking to move her wine making business from Wallingford to Killingworth. This would include wine tastings, classes, wine making. There was discussion as to whether this would fit in with food service or should a new regulation be developed for microbrewery. ZEO Jefferson will look at some other local towns to see how they handle microbreweries.

(c) Permit Log for previous month was distributed.

7. New Business

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

Motion by Gross, second by Warren, to add under New Business Municipal Improvement #315, Douglas Brown, Jr. - Eagle Scout Project for Kiosk at trail head at Killingworth Elementary School. PASSED UNANIMOUSLY.

(b) Municipal Improvement #315, Douglas Brown, Jr. - Eagle Scout Project for Kiosk at trail head at Killingworth Elementary School
Douglas Brown reviewed his application to construct a kiosk behind Killingworth Elementary School at the trail head. He explained the Board of Education had told him he needed approval from the local Planning & Zoning Commission before the BOE would approve it. **Motion by Gross, second by Cook, to approve Municipal Improvement #315 for Eagle Scout Project of Douglas Brown, Jr. for kiosk at KES trail head. PASSED UNANIMOUSLY.**

8. Report of Officers and Subcommittees

Stephanie Warren reported on her meeting with Torrance Downes from RiverCOG regarding the survey. Mr. Downes suggested putting the survey on Monkey Survey for 3 months at a cost of \$26.00 per month. The months of July, August and September were suggested. All agreed the Commission should proceed with a 3 month online survey on the Town's Website.

The Commission did a lengthy review of proposed changes to the Zoning Regulations. Chairman Lentz will edit these changes and forward them on to Attorney Branse for review.

9. Adjournment

There being no further business the meeting adjourned at 9:39 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
Joseph Dillon, Town Engineer