

**Minutes of Regular Meeting No. 1122 of the Killingworth Planning & Zoning Commission held on Tuesday, August 16, 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  
G. Cook  
T. Hogarty  
J. Gay (non-seated alternate)  
A. Martin (seated for P. McGuinness)

1. Call to Order

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

2. Minutes of Regular Meeting No. 1121 Held August 2, 2016

**Motion by Gross, second by Cook to approve August 2, 2016 Minutes amended by correcting the time of adjournment to 7:31 PM. PASSED UNANIMOUSLY.**

3. Visitors – none.

4. Communications and Bills

(1) Clinton Planning & Zoning Agenda for August 22, 2016.

(2) Draft of Clinton Regulation 10.52 Contractor's Businesses and Storage Yards.

(3) Clinton Petition to Amend Regulations regarding signs in IDZ Zone.

(4) Clinton Inland Wetlands Commission Legal Notice of Public Hearing Postponed from August 2, 2016 to September 6, 2016.

(5) Invoices from Branse & Willis, LLC in the amount of \$1,998.00 and \$259.00 for legal services.

(6) Killingworth Inland Wetlands and Watercourses Commission Minutes from August 9, 2016.

(7) #318 Application, Municipal Improvement to move Corn Crib from Roast Meat Hill Road to Parmelee Farm.

5. Old Business – none.

6. Zoning Enforcement Officer's Report

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ZEO Jefferson reported on the following -

There has been no appeal to the Zoning Board of Appeals decisions regarding 228 River Road Solar Installation. Hopefully this will resolve itself.

ZEO Jefferson had meeting with Bull Bag's attorney. They are deciding whether to appeal the ZEO's decision regarding the sign. There has been no compliance to date and she has not heard anything further. They have 2 bags and 2 signs on the building that are over what the regulations allow.

ZEO Jefferson reported on the latest developments regarding cell phone towers. On July 20<sup>th</sup>, the Public Utilities Regulatory Authority (PURA) issued a notice requesting written comments regarding a petition for a declaratory ruling submitted by the Town of Greenwich concerning a ruling on the regulatory authority over "small cell wireless telecommunications facilities. On August 4, 2016, PURA issued their "Written Comments of the Connecticut Siting Council." These facilities are now allowed in all State and Town rights-of-way, on existing light poles and possibly on transmission lines. The facilities would be 3 to 4 feet in diameter on a 120 foot tall pole in the street rights-of-way under the jurisdiction of the Connecticut Siting Council. The local and state streets could be covered with these. Jefferson also noted the Town's Subdivision Regulations require underground utilities. Now there could be 120 foot poles in the rights-of-way on all town and State roads. These facilities would also be set up to handle the "driverless cars" of the future. There will also be a lot of tree cutting as these facilities need a clear path to see one another.

**7. New Business**

#318, Municipal Improvement, Town of Killingworth (owner), Historical Society (applicant) – move Corn Crib from Roast Meat Hill to Parmelee Farm  
Chairman Lentz read into the record a letter from Linda M. Dudek (dated August 5, 2016), President of the Killingworth Historical Society requesting to move the corn crib from Roast Meat Hill Road to the Parmelee Farm. He noted the corn crib used to be behind Town Hall. It was given to the Historical Society and moved to the old green School House on Roast Meat Hill Road. They now want to move it to Parmelee Farm. Stephanie Warren asked how old it was. Lentz replied early 1900's.

**Motion by Gross, second by Hogarty, to approve Application #318 Municipal Improvement to move corn crib to Parmelee Farm. PASSED UNANIMOUSLY.**

**8. Report of Officers and Subcommittees**

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Stephanie Warren noted a second notice has gone to the Killingworth Krier for the September issue regarding the survey. Torrance Downes has received 81 responses to date. Warren noted she would print out about 100-150 flyers and distribute them. She will also ask First Selectwoman Iino to send out a townwide email and ask Killingworth Today to put it on their website as well.

Stephanie Warren noted RiverCOG is asking for input from the towns on the Housing Chapter in the Regional Plan of Conservation and Development. They have done a preliminary survey of various towns and came up with 4 questions – 1) what do you think are the most important housing issues in the region, 2) what recommendations would you like to see to address or resolve issues, 3) what data or analysis would you like to see in this Chapter and 4) additional comments. It was noted the younger generation cannot afford to live in most towns. David Gross noted there is no correlation that if we had affordable housing the younger generation would be attracted to this type housing. Chairman Lentz referenced the Regional 2009/2010 Plan regarding Housing. Stephanie Warren noted the region has gone from 9 towns to 17 towns. Chairman Lentz noted there is a section in the Town Plan regarding housing which could be used as a response to RiverCOG.

Stephanie Warren reported further on the proposal to enlarge encompassing MPO's. She noted the State's governments have sent protests that they want 120 days to respond to this, but haven't found out if that has been decided yet. Joan Gay noted there is no "Senator Foxx" as stated in the last minutes. It is Anthony Foxx, U. S. Department of Transportation that is doing this. If this passes, it means the States and local towns will lose control and it might even trickle down to individual Planning & Zoning Commissions. It would also impact transportation funding for municipalities. Joan Gay noted the long term ramifications are not really known yet. Alec Martin noted this is a Federal decision. There is no discussion and the States have 60 days and it will happen.

Chairman Lentz noted Robert Drew is interested in becoming a member of the Commission to fill the vacancy created by the resignation of Mr. Abrams. He has invited Mr. Drew to the next meeting.

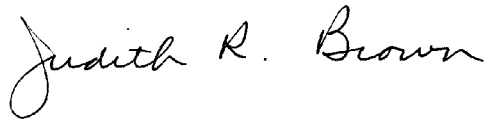
Chairman Lentz noted he distributed the final draft package of the Amended Zoning Regulations. A public hearing was scheduled for November 1, 2016.

#### 9. Adjournment

There being no further business, the meeting adjourned at 7:55 PM.

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Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown".

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