

Minutes of Regular Meeting No. 1148 of the Killingworth Planning & Zoning Commission Held Tuesday, November 21, 2017, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut.

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Present: T. Lentz, Chairman C. Jefferson, ZEO
D. Gross
G. Cook
P. McGuinness
T. Hogarty
B. McLaughlin
J. Gay (non-seated alternate)
A. Martin (non-seated alternate)
R. Drew (non-seated alternate)

1. Call to Order

Chairman Lentz called the meeting to order at 7:05 PM. New member Brice McLaughlin was welcomed to the Commission. Chairman Lentz noted Stephanie Warren will be missed.

2. Minutes of Regular Meeting No. 1147 Held October 17, 2017

Motion by Gross, second by Cook, to approve October 17, 2017 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Letter from Cathie Jefferson to Graig & Sarah Judge, 81 Route 80, dated 10/24/17, RE Construction without permits.

(2) Planning & Zoning Budget As of 11/1/17.

(3) Copy of letter from Lower Connecticut River Valley Regional Planning Commission to Tony Marino, Chairman Westbrook Zoning Commission, dated October 31, 2017, RE Electronic Message Display Signs for Municipal Facilities, Petitioner: Town of Westbrook.

(4) Invoices from Halloran & Sage for Legal Services.

5. Old Business – none.

6. Zoning Enforcement Officer's Report

ZEO Jefferson reviewed letter to resident at 81 Route 80 regarding removal of a deck and construction of a new addition last year without permits.

ZEO Jefferson discussed a possible application for solar farm. Chairman Lentz noted our regulations are for a small solar system only. The only ones Killingworth can have are for accessory to a principal use. Jefferson noted if that is the case, then this would go directly to the CT Siting Council. The property is 20 acres on Route 80 near Chestnut Hill Road. It is wooded with wetlands. The potential applicant has noted he would prefer to come through the Town. There was a brief discussion regarding

clear cutting, taxes on a solar system vs. number of houses on the property. ZEO Jefferson noted it was her understanding from other towns this has not gone through the towns, but just the Siting Council. Chairman Lentz noted the Siting Council does ask for comment. He also noted there are a lot of these going in in northern Vermont and people are becoming concerned with them. Chairman Lentz will take a look at our regulation.

ZEO Jefferson gave an update regarding the Bull Bag Cease & Desist Order and the Zoning Board of Appeals meeting. The ZBA upheld the C&DO. The property owner was not pleased with the decision. There currently is a for sale sign on the property.

7. New Business – none.

8. Report of Officers and Subcommittees

(a) Town Plan of Conservation & Development

Chairman Lentz noted pretty much everything has been added and we've gone as far as we can to date. Waiting for a update from the Library. Paul McGuinness is working on Section 6 Roads. Tom Hogarty has been in touch with CERC. Information was updated this past summer which will be used. It won't be updated again until next summer.


(b) Motion by Hogarty, second by Cook, that the Chairman put together a letter from the Commission to Stephanie Warren thanking her for her time, hard work and tireless dedication to the Commission as well as all the work she did on the POCD Survey. PASSED UNANIMOUSLY.

(c) Chairman Lentz noted at the next meeting the Commission should appoint Alec Martin as P&Z representative to RiverCOG and Stephanie Warren as alternate.

9. Adjournment

There being no further business, the meeting adjourned at 7:40 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, ZEO Mark Branse, Esq., Commission Attorney
Joseph Dillon, Town Engineer