

Minutes of Regular Meeting No. 1135 of the Killingworth Planning & Zoning Commission Held Tuesday, March 21, 2017, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut.

Page 1 of 4

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

1. Call to Order

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

2. Minutes of Regular Meeting No. 1134 Held March 7, 2017

**Motion by Gross, second by Warren, to approve March 7, 2017 Minutes as written. PASSED UNANIMOUSLY.**

3. Visitors

First Selectwoman Iino noted the Municipal CT Economic Resource Center is offering a Training Economic Workshop. She was hoping the Town could do this as it hasn't had an Economic Development Commission in several decades. This would be helpful to get the community involved in thinking about what they would like to see in Killingworth and what they don't want to see. The Workshop is free and a way to get started. It takes about 2 months to schedule. Tom Hogarty noted he and David Gross recently attended one of these in North Branford. Dave Gross noted if we can get 20 people together, it would be nice as it would be geared to our particular town and the town's interests. The seminar lasts about 2 hours. The Chamber of Commerce and the Board of Selectmen should be invited. First Selectwoman Iino noted she would try to schedule it for either the 1<sup>st</sup> or 3<sup>rd</sup> Tuesday of an upcoming month.

4. Communications and Bills

(1) Memo from Paul Hutcheon, Director of Health, to Thomas Lentz, Planning & Zoning Commission, dated March 16, 2017, Re Site Plan Application #325, Approval of Site Plan Application.

(2) Affidavit of Publication for Notice of Decision for Resubdivision of Land of Eric Auer.

(3) Memo from Fire Marshal Jim McDonald to Planning & Zoning Commission dated March 20, 2017 Re Special Exception Application for Rosewood Cabinetry Building, 14 Route 80, Site Plan Approval Review and Comments.

(4) Letter from Cathie Jefferson to Paul DiSpazio dated 3/10/17 RE: Signs.

Minutes of Regular Meeting No. 1135 of the Killingworth Planning & Zoning Commission Held Tuesday, March 21, 2017, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut.

Page 2 of 4

(5) Letter from Joseph Dillon, Jacobson & Associates, to Planning & Zoning Commission, dated March 8, 2017, Re Auer Subdivision, Receipt of Revised Plans addressing their comment noted in their February 21, 2017 engineering review letter.

(6) #325 Site Plan Application, James Lally, 14 Route 80 – Expansion to Existing Industrial Building.

(7) #326 Site Plan, 176 Route 81, Building #3 “Kidscapades” - renting portion of Backstage Dance.

#### 5. Old Business

(a) #322 Special Exception, Michael Cassella, 157 Route 81 – Hot Dog Cart – public hearing scheduled for April 4, 2017

It was noted this was scheduled for public hearing on April 4, 2017.

#### 6. Zoning Enforcement Officer's Report

ZEO Jefferson reported on the following -

(a) Cease & Desist Order on Kelseytown Road has not been picked up. This is now being delivered by the State Marshal's Office.

(b) New Proposed Fee Schedule was distributed. Everyone should look at it. To be discussed at the next meeting. This will eventually have to go to Town Meeting for approval.

#### 7. New Business

(a) #325 Site Plan, James Lally, 14 Route 80 – Expansion to Existing Industrial Building

Roger Nemergut submitted a revised plan dated 3/9/17. He noted the revision had to do with the septic system and all other aspects remain the same. Nemergut noted this was a site plan approval located at 14 Route 80, adjacent to the west of the Bull Bag property. It is a 2 acre rectangular lot 80% in the Industrial District and 20% in the Rural Residence Zone. Rosewood Custom Cabinetry would like to put on a 60' x 40' addition to the back which would match the existing building. Aside from the addition, there is nothing else proposed. There will be no increase in employees. The addition will be for storage of product. They have proposed a code compliant septic system that is not required at this time. It was designed looking at potentially 30 plus employees. They currently have 7 employees so will stay on the existing system. Parking was reviewed. They have 8 spaces plus 1 handicap space.

Roger Nemergut noted a letter was received from the Fire Marshal who inspected the site. They need to install smoke detector and C.O. units in the building. Mr. Lally has agreed to do that.

It was noted when there is a Residential Zone that abuts an Industrial Zone there is a requirement for a 30' buffer. Mr. Nemergut noted there is a 30' strip currently vegetated already there and that will be maintained.

Minutes of Regular Meeting No. 1135 of the Killingworth Planning & Zoning Commission Held Tuesday, March 21, 2017, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut.

Page 3 of 4

It was also noted there is quite an elevation difference to the adjoining properties. Visibility is not apparent. From the west on Route 80 one can't see the building. From Deep River it is more visible at least this time of year. Aspects of the building itself were reviewed – same color as existing (brown), same material as existing, same height as existing, metal roof, building will be 12' to the roof with a peak of another 10'. The only actual construction being proposed is the addition itself.

Chairman Lentz noted there are design requirements for new buildings. There is an escape clause if the building isn't visible from the road.

Stephanie Warren noted she is an adjoining neighbor and asked if she should recuse herself. Chairman Lentz explained if she did not have a financial interest there probably was no need to recuse herself. She noted she had a concern about not being compliant with Fire Code. Chairman Lentz referenced the letter from the Fire Marshal dated March 20, 2017 regarding Site Plan Approval Review and Comments. Roger Nemergut noted they are currently working with the Fire Marshal regarding his requirements.

Stephanie Warren noted there is a light that shines into her 2<sup>nd</sup> bedroom. Mr. Lally indicated there are no lights on the back of the building. Ms. Warren will check to see where the light is coming from.

Mr. Lally noted there will be an overhead door and passenger door on the addition on the same side as now.

**Motion by Hogarty, second by Cook, to approve Site Plan #325, James Lally, 14 Route 80, Expansion to Existing Industrial Building with condition that the provisions of the Fire Marshal letter dated March 20, 2017 be complied with within 14 days or whenever the Fire Marshal dictates. PASSED UNANIMOUSLY.**

(b) #326 Site Plan, 176 Route 81, Building #3 “Kidscapades” - renting portion of Backstage Dance It is noted the applicant could not be present this evening. This application was received and will be on the next Agenda.

#### 8. Report of Officers and Subcommittees

Stephanie Warren noted the person going to do the data entry from the POCD Survey left RiverCog. Torrance Downes was going to do it but is overwhelmed and hasn't gotten to it yet. Stephanie Warren noted she will help out and go to RiverCog tomorrow morning to do data entry.

Relative to the County Road Bridge Replacement, Paul McGuinness noted they have shortlisted 5 firms and will be interviewing them on April 17<sup>th</sup>.

Minutes of Regular Meeting No. 1135 of the Killingworth Planning & Zoning Commission Held Tuesday, March 21, 2017, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut.

Page 4 of 4

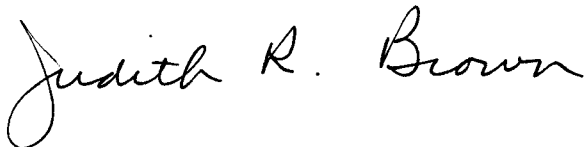
Running Brook Farms starting to cut up the wood, but haven't started processing yet. They have until the end of the month to finish this work.

Training Committee – Tom Hogarty noted everyone is going to the seminar on Saturday except for Tom Lentz and Paul McGuinness. Anyone who wants to carpool can meet at the commuter lot at 7:30 AM. Thursday night is the CT Federation of Planning & Zoning Agencies Annual Dinner. Gross, Martin, Gay, and Hogarty will be attending at the Aqua Turf.

9. Adjournment

There being no further business, the meeting adjourned at 7:40 PM.

Respectfully submitted,

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

Judith R. Brown, Recording Secretary

Cc: Town Clerk  
Board of Selectmen  
Commission Members  
C. Jefferson, ZEO

Conservation Commission  
Inland Wetlands & Watercourses Com.  
Public Works  
Mark Branse, Esq., Commission Attorney  
Joseph Dillon, Town Engineer