

**Minutes of Regular Meeting No. 1137 of the Killingworth Planning & Zoning Commission  
Held Tuesday, April 18, 2017, at the Killingworth Town Office Building, 323 Route 81,  
Killingworth, Connecticut  
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It is noted for the record the public hearing for #322 Special Exception, Michael Cassella for Hot Dog Cart (Food Service Shop) was reopened and continued until the next meeting.

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

1. Call to Order

Chairman Lentz called the meeting to order at 7:05 PM.

2. Minutes of Regular Meeting No. 1136 Held April 4, 2017

**Motion by Gross, second by Warren, to approve April 4, 2017 Minutes as written. PASSED UNANIMOUSLY.**

3. Visitors – none.

4. Communications and Bills

- (1) Returned mail addressed to Dennis & Maria O'Keefe, 49 Stevens Road, re #322 Special Exception, Michael Cassella.
- (2) Affidavits of Publication – Notice of Public Hearing #322 Michael & Deborah Cassella, Notice of Decision #325 James Lally, Notice of Decision #323 Runing Brook Farms, #324 Michael Cassella.

5. Old Business

(a) #322 Special Exception, Michael Cassella, 157 Route 81 – Hot Dog Cart (Food Service Shop)  
Chairman Lentz noted this public hearing had been continued until the next meeting.

6. Zoning Enforcement Officer's Report

ZEO Cathie Jefferson reported on the following -

- Zoning permit was issued for 40 Kelseytown Road. She met with the property owner who advised his business is all contained in a garage. He makes bowstrings and has one employee. Its not a big operation with maybe 8 appointments per day. He agreed to put the driveway connection in. Jefferson noted she also spoke to the neighbor explaining the new driveway connection and that a zoning permit would be issued. The neighbor was not happy with anything. Jefferson noted the neighbor has clear cut his entire property leaving no buffer right up to the common road. David Gross noted the ZCO has been more than

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reasonable in this matter.

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- With regard to the Connecticut Land Use Law for Municipal Land Use Agencies, Boards and Commissions Book (March 25, 2017), there is a section in the new book for Affordable Housing. She received a call last week from Gene Gargiulo's attorney advising they are working on an application for Affordable Housing for the back building. She urged members to read up on this section ahead of time.

7. New Business – none.

8. Report of Officers and Subcommittees

Stephanie Warren noted there was no report from the Lower Connecticut River Valley Planning Commission as they haven't held any meetings.

Warren noted all the questionnaire data has finally been collated and analyzed. There are absolutely no surprises. Some comments were – wants full service post office, grocery store, more swimming facilities, hiking and biking trails, most liked the rural atmosphere, most wanted more commercial and less heavy industry, some would like to see affordable housing. Warren will email a copy to everyone.

Warren further noted she spent hours typing in handwritten comments. She will go through and analyze the written comments. Chairman Lentz suggested summarizing them. Survey Monkey is supposed to have text analysis, but they couldn't find it.

The CERT handout for May 16<sup>th</sup> was distributed.

Joan Gay reported on the Route 81 Bus Route. She had reported back before the holidays there was a delay due to the Federal process. CT D.O.T. is holding up the 20% match until the application process goes through. The money is there but they won't release it. The Federal Transit Administration said to go ahead and process it and they will get the letter from CT D.O.T. after the fact. It will take 2-3 months for the process to go through. Best case scenario will be the bus will be operational by the Fall.

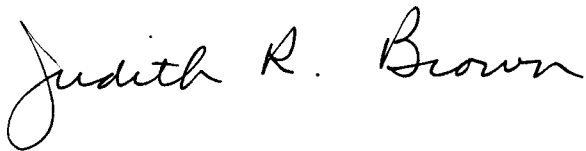
Paul McGuinness reported on the County Road Bridge Replacement. The Consultant Committee interviewed 5 firms yesterday. They will select a consultant and build next year. This is a border bridge as its on the town line with Madison so the cost will be split. The bypass structure in Madison might be added to the cost. The bridge will probably be closed down for 3 months with a detour.

9. Adjournment

There being no further business, the meeting adjourned 7:25 PM.

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Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown". The signature is written in black ink and is positioned below the text "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