

**Minutes of Regular Meeting No. 1136 of the Killingworth Planning & Zoning Commission
Held Tuesday, April 4, 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
S. Warren
G. Cook
T. Hogarty
A. Martin (seated for P. McGuinness)
J. Gay (non-seated alternate)
R. Drew (non-seated alternate)

It is noted for the record a public hearing was held for #322 Special Exception, Michael Cassella, 157 Route 81 – Hot Dog Cart (Food Service Shop). Hearing was continued until April 18, 2017. Members seated were Lentz, Gross, Warren, Cook, Hogarty, Martin.

1. Call to Order

Chairman Lentz called the meeting to order at 7:20 PM immediately following the above noted public hearing.

2. Minutes of Regular Meeting No. 1135 Held March 21, 2017

**Motion by Gross, second by Warren, to approve Minutes of March 21, 2017 as written.
PASSED UNANIMOUSLY.**

3. Visitors – none.

4. Communications and Bills

- (1) Updated Site Plan for #322, dated 3/23/17, Michael Cassella, Hot Dog Cart (Food Service Shop).
- (2) Planning & Zoning Budget as of 3/31/17. Chairman Lentz noted everything is under-expended except for courses and conferences.
- (3) Inland Wetlands Commission Special Meeting Minutes of March 28, 2017.
- (4) Letter from Paul Hutcheon to Planning & Zoning Commission dated March 27, 2017 Re #326 Kidscapades.
- (5) Letter from Paul Hutcheon to Planning & Zoning Commission dated April 4, 2017 Re #317 Lavender Pond Farm, Single Unit Bed & Breakfast.

5. Old Business

(a) #322 Special Exception, Michael Cassella, 157 Route 81 – Hot Dog Cart (Food Service Shop)

Chairman Lentz noted for the record the public hearing for this application was continued until the next meeting.

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

Elaine Bigio introduced herself. She explained she was relocating from Clinton and partnering with Backstage Dance. They thought it might be a good idea to come together under one roof and use one studio space in the unit. They host children's birthday parties and toddler activities. They will work around the Backstage schedule. Times will vary throughout the week. Hours of operation will be Tuesday, Wednesday and Thursday mornings from 9 to 11:30.

Chairman Lentz asked how many students will attend. Ms. Bigio replied birthday parties are a maximum of 10. Other events are usually capped at 10 as well. She noted they do summer camps, but After School Programs will not be held in Killingworth. She does those elsewhere. The age group for camps are 3-7. They do crafts, dance, tumbling and snacks. Weekly camps start July and go to second week of August. It was noted there is sufficient parking.

Chairman Lentz read letter from Paul Hutcheon, Director of Health, dated March 21, 2017 into the record.

Elaine Bigio noted she would like to start May 1st as her lease in Clinton is up April 30th.

**Motion by Warren, second by Gross, to approve #326 Site Plan, Building #3
“kidscapades” renting portion of Backstage Dance as submitted. PASSED
UNANIMOUSLY.**

6. New Business

(a) #327 Site Plan, 318 Roast Meat Hill, Lavender Pond Farm – Single Unit Bed & Breakfast
Chris Salafia introduced himself. He noted he and wife Denise are the owners of Lavender Pond Farm. He indicated there would be no new construction with the B&B. They have a large 2 story barn at the center of the property. He further noted everything went well for them during their first year. Their property responded nicely and there was very negligible impact on the neighborhood. He explained they would like to repurpose this space and have a single unit B&B. Last year they got approval for an accessory apartment which is vacant. There would be no change to signage and no new lights. They just want to repurpose space for short term and would like to open mid-May.

Chris Salafia noted this really fits in with agri-tourism and will bring additional revenue to the Farm. They continue to reinvest and bring people and dollars to Town. They are very focused on their relationships with neighbors. There would be dedicated parking. It just seems to be a natural fit.

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Tom Hogarty asked if this was existing. Chairman Lentz noted this was approved last June as an accessory apartment. Mr. Salafia noted it has a small kitchen, but most people will go out to eat. They will provide a small basket of lavender lemonade and scones. This would be an agri-tourism destination.

Chris Salafia noted there would be no overnight stay for a wedding. He reiterated it would be a great opportunity for agri-tourism and additional revenue. It would be from June 1st to October 1st.

Chairman Lentz noted this is a permitted use replacing the accessory apartment. ZEO Jefferson noted a B&B is capped at a 14 day stay. An Accessory Apartment is all year.

Motion by Gross, second by Cook, to approve #327 Site Plan, Lavender Pond Farm for Single Unit Bed & Breakfast as presented. PASSED UNANIMOUSLY.

7. Zoning Enforcement Officer's Report

C. Jefferson reported on the following -

- At the last meeting there was discussion regarding having a customary home occupation on a shared driveway. A notice of violation was served by the Marshal. The property owner came in and is taking out permits for the garage and going to apply for a customary home occupation. The neighbors concern is having a customary home occupation on a shared driveway. ZEO Jefferson noted she is thinking of approving the customary home occupation with the condition they redesign their driveway to go directly to their house, thereby eliminating going past the neighbors house. Stephanie Warren noted that seemed like a reasonable solution. Chairman Lentz asked what would happen if they don't agree with the condition. ZEO Jefferson noted she would approve it with the condition and hope no one appeals it to Court. Chairman Lentz noted the argument could be too much traffic on a shared driveway based on discussion with neighbors and the Constable. David Gross noted it is better to err on the side of trying to solve the problem. Jefferson noted she would bring the applicant in and explain this first. Tom Hogarty noted it didn't seem like there would be a lot of work for a new driveway.
- There was further discussion regarding Road Inspection Fees. A new schedule was distributed. ZEO Jefferson explained how those figures were arrived at. Old Coach Road was used as an example. Everyone agreed \$20 per linear foot should be used. Chairman Lentz noted the fee schedule has to be approved at a Town Meeting. Jefferson will make the change and pass it along to First Selectwoman Iino to schedule at an

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upcoming Town Meeting for approval.

- With regard to a recent issue on Chestnut Hill discussed at a prior meeting, the individual has come in and gotten permits. He is allowed to have construction equipment while building the barn, but it will have to be gone for the C.O. inspection. The property owner had a survey done and the location is within zoning compliance.
- It was noted Running Brook Farms looks much better.
- Permit Log for March was distributed.

8. Report of Officers and Subcommittees

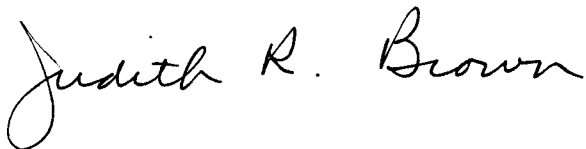
Stephanie Warren noted she put in 6 hours doing data entry for the survey. Torrance Downes advises it is now done. Warren is now looking at whether Survey Monkey will allow for text analysis. All data entry from hard copies has been entered into the Survey Monkey.

ZEO Jefferson noted the CERT meeting has been scheduled for May 16th at either 5:30 or 6:00. It was agreed 6:00 PM would be fine. There was a brief discussion regarding Economic Development and Planning & Zoning. It was agreed Economic Development is not a function of Planning & Zoning.

9. Adjournment

There being no further business, the meeting adjourned at 8:10 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