

Minutes of Regular Meeting No. 1140 of the Killingworth Planning & Zoning Commission Held  
Tuesday, June 20, 2017, at the Killingworth Town Office Building, 323 Route 81, Killingworth  
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Present -               T. Lentz  
                              D. Gross  
                              S. Warren  
                              G. Cook  
                              T. Hogarty  
                              R. Drew (seated for P. McGuinness)  
                              J. Gay (non-seated alternate)  
                              A. Martin (non-seated alternate)

1. Call to Order

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

2. Minutes of Regular Meeting No. 1139 Held June 6, 2017

**Motion by Gross, second by Cook, to approve June 6, 2017 Minutes amended as follows –  
Page 4, change second to last bullet to read, “Joan Gay distributed the section she wrote on  
the 9 Town Transit bus services.” PASSED UNANIMOUSLY.**

3. Visitors

First Selectwoman Iino was present. She noted she was asked to come before the Commission to talk about Economic Development, how to preserve and enhance values of residential property and what kind of commercial/industrial development does the town want to see. Certain commercial development will enhance the town. The businesses that were brought in during the last few years have helped.

Joan Gay distributed draft copies of the Economic Development information.

Stephanie Warren asked what are traffic calming measures – making roads narrower, landscaping, crosswalks, etc. Alec Martin reviewed rumble strips on the road. First Selectwoman Iino suggested maybe putting rumble strips down the center of the road.

There was general discussion regarding traffic lights and reasons why the State D.O.T. does or does not want them. Geoff Cook asked how the State Highway impacts the Town's ability to do things. First Selectwoman Iino noted the Town would have to negotiate with the State. There was discussion regarding speed limit signs, what signs could be added, such as dangerous intersection ahead.

Chairman Lentz and First Selectwoman Iino both noted the Town needs a plan.

Stephanie Warren asked if a crosswalk was put across Route 81 and there was a major accident there, is that the Town's responsibility. The answer was it's a State Highway, don't know. There needs to be a process to look at the whole commercial district and a way to make people slow

down.

Dave Gross noted we need to keep in mind the tax issue and quality of life in town.

Chairman Lentz asked if there were any incentives. First Selectwoman Iino noted there is a Main Street Program in Connecticut. Iino further noted the town got permission a few years ago to put a sidewalk between KES and the Library. She didn't think the State was opposed in principal to putting in sidewalks. Geoff Cook asked who would maintain the sidewalk. Iino responded probably the State and/or the property owners. Cook asked who pays for the sidewalk to be put in. Iino noted the Town would have to look at what grants are available. Dave Gross asked if a firm was ever hired to do an analysis of south of the Circle. Iino replied that would be a great process to go through. Gross also noted a conceptual plan might also point out some of the problems.

First Selectwoman Iino noted one thing that was apparent in the recent reval was that housing stock in Killingworth is not the most desirable at the moment. People don't want these large mansions. People are now looking for smaller houses.

Dave Gross asked First Selectwoman Iino what she was looking for from P&Z – maybe a recommendation to do a plan? Iino replied that would be helpful.

Chairman Lentz pointed out P&Z is not an Economic Development Commission. P&Z can recommend a study, but it can't do it. Things can be put in the POCD conducive to business. The Plan provides a basis for town action.

First Selectwoman Iino noted we need to sell the Town as a place for home based business. The Town has high speed internet. Maybe a concierge center in the commercial district. Make it a place that is friendly. The school system is great and recreational facilities are excellent.

Chairman Lentz noted the Commission will look at this.

#### 4. Communications and Bills

(1) Proposed Amendments to the Deep River Zoning Regulations

5. Old Business – none.

6. Zoning Enforcement Officer's Report – none, ZEO on vacation.

#### 7. New Business

Joan Gay asked about an Eagle Scout Project at Parmelee Farm rebuilding a bridge. She inquired as to whether this would have to come before P&Z for a permit. Chairman Lentz noted if there is a bridge already there, it does not have to come before P&Z. It was noted there is a wetlands permit.

8. Report of Officers and Subcommittees

(a) Town Plan of Conservation & Development

Chairman Lentz noted the new draft section supplied by Joan Gay will be included in the POCD under Transportation, 9 Town Transit. Dave Gross noted he has done Emergency Services under Chapter 3 Public Facilities. He is waiting for information regarding schools. Chairman Lentz noted he will contact Bruce Dodson who had been away. He is waiting for the community profile data. Lentz also noted the draft EDC document distributed at this meeting during First Selectwoman Iino's discussion could also be included as a section in the POCD.

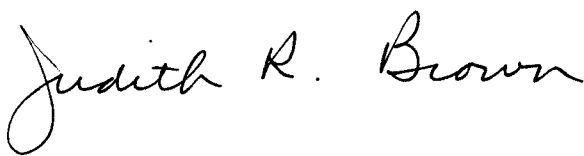
(b) New State Legislation

Chairman Lentz noted new State laws were passed regarding Affordable Housing which is very lengthy. This was sent to Attorney Branse to review. It sounds like the State is now going to count manufactured homes as affordable. If 10% of dwellings in town are affordable, you are exempt from affordable appeals. Stephanie Warren pointed out the definition of affordable housing is different than low income housing.

9. Adjournment

There being no further business, the meeting adjourned at 7:35 PM.

Respectfully submitted,



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