

**Minutes of Regular Meeting No. 1139 of the Killingworth Planning & Zoning Commission  
Held Tuesday, June 6, 2017, at the Killingworth Town Office Building, 323 Route 81,  
Killingworth, Connecticut  
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Present: T. Lentz, Chairman  
D. Gross  
S. Warren  
G. Cook  
T. Hogarty  
J. Gay (non-seated alternate)  
A. Martin (seated for P. McGuinness)  
R. Drew (non-seated alternate)  
C. Jefferson, ZEO

It is noted for the record a Public Hearing was held for Special Exception #328 submitted by Comcast Cable Co. (applicant) and Theodore MacHold (owner) for 1536 SF Masonry building for Comcast field office for property located at 171 Route 81, Lot 3 Clinton Road, Killingworth (Tax Map 33-69, Zone Commercial). The hearing commenced at 7:00 PM and concluded at 7:10 PM.

1. Call to Order

Chairman Lentz called the meeting to order at 7:11 PM.

2. Minutes of Regular Meeting No. 1138 Held May 2, 2017 and Special Meeting Held May 16, 2017  
**Motion by Gross, second by Hogarty, to approve May 2, 2017 Minutes as written. PASSED UNANIMOUSLY.**

**Motion by Hogarty, second by Warren, to approve Special Meeting Minutes of May 16, 2017 as written. PASSED UNANIMOUSLY.**

3. Visitors – none.

4. Communications and Bills

(1) Revised Plans and two renderings re #328 Comcast Cable Co., 171 Route 81.

(2) Town of Madison Regulation Amendment #17-13, Sections 6.1.2.2, 6.15.2, 6.15.7. Public hearing to be held May 18, 2017, 7:30 PM, Madison Town Hall.

(3) Affidavit of Publication, Notice of Decision for #322 Michael Cassella, 157 Route 81, Food service Shop – Approved.

(4) #329 Municipal Improvement, Town of Killingworth, Directory Sign at Town Hall.

(5) Letters from Cathie S. Jefferson, ZEO to:

(a) 81 High Mart LLC, 260 Route 80, dated 6/2/17 Re Signs.

(b) Michael Cassella, 157 Route 81, dated 6/2/17 Re Signs.

(c) Fraser Lulaj, 163 Route 81, dated 5/26/17, Re Site Plan Amendment #321, Cease & Desist.

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(d) Paul DiSpazio, 8 Route 80, dated 5/9/17, Re Signs, Cease & Desist.

(6) #330, M&M Realty Holdings LLC, Special Exception Application, Withdrawn and will be resubmitted.

(7) Affidavit of Publication, Notice of Public Hearing for #328 Comcast Cable for field office.

(8) Planning & Zoning Budget as of 6/1/17 and new Budget for 2017-2018.

(9) #331 Amendment to Zoning Map, Amanda Brackett Re 250 Route 81.

5. Old Business

(a) Special Exception #328, Comcast Cable Co., 171 Route 81 – field office (Map 33, Lot 69C)

Chairman Lentz noted a public hearing had been held prior to this meeting. Revised plans were submitted showing a more attractive building. No one spoke in opposition to the application. David Gross noted this is a great use for that property. It was noted they would like to get started as soon as possible. **Motion by Gross, second by Hogarty, to approve #328 Special Exception, Comcast Cable, 171 Route 81 for field office as presented using the barn option. PASSED UNANIMOUSLY.**

6. Zoning Enforcement Officer's Report

ZEO Jefferson reported on the following items -

- Michael Cassella – sign violation, 2 signs are gone, 1 still remains. This is a work in progress.
- High Mart – sign violation, same as above.
- Bull Bag – sign violation. Sent Cease & Desist letter. The time to appeal to the Zoning Board of Appeals has past. Will turn this over to the Commission attorney.
- LaForesta – lighting violation and handicap parking issue. Plans were approved in February and its now June. Can't let this go on forever. Sent Cease & Desist about the lighting. The neighbor was in the office this morning complaining about LaForesta lighting, Comcast application and the Food Service Shop (Cassella). Neighbor said he would attend this meeting but was not present. Also, the Eversource poles have not been removed.
- Permit Log for May was distributed.

7. New Business

(a) #331 – Change in Zoning Map, 250 Route 81. It is noted this property is owned by Bob

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Dowler who has given permission to Amanda Brackett to represent him in this application. A public hearing was scheduled for July 18<sup>th</sup>, The list of abutting property owners to be submitted to ZEO Jefferson. Jefferson will also contact Mike Harkin to notify him that metes and bounds need to be added to the triangle.

(b) #329 Municipal Improvement, Town of Killingworth, Directory Sign at Town Hall. It was noted the sign meets the dimension requirements. It is the same on both sides. This sign is for the Trooper's Office and the Emergency Operations Center at the Town Offices located at 323 Route 81.  
**Motion by Gross, second by Hogarty, to approve #329 Municipal Improvement Town of Killingworth for directory sign at Town Hall location as submitted. PASSED UNANIMOUSLY.**

8. Report of Officers and Subcommittees

(a) Town Plan of Conservation & Development

Chairman Lentz summarized where the Commission is relative to updating the Town Plan of Conservation & Development.

- Summary – is done at the end.
- Introduction – Tom Lentz updated with minor changes.
- Chapter 1 Environment – very little of that changes, maps need to be updated, supposed to have been updated in 2013 but were a victim of budget cuts, need updated Open Space map (to be done by Tighe & Bond, waiting information from Bruce Dodson, Tom Lentz will follow up with Mr. Dodson).
- Chapter 2 Community Profile – Tom Hogarty will update when 2017 information is available.
- Chapter 3 Public Facilities – municipal data can be updated when 2016 Annual Report comes out. Schools and Emergency Services will be updated by Dave Gross. Paul McGuinness and Dave Gross will update Roads and Bridges. Tom Lentz will update Parmelee Farm. Recreation – Dave Gross will ask Dan Colonia to update. Library – Stephanie Warren will contact the Library for an update. Town Green – Tom Lentz inserted updated map.
- Chapter 4 Land Use and Zoning – Land Use cover map was updated in 2006. Tom Lentz updated that map. Tom Lentz updating Zoning section with major changes.
- Chapter 5 CT Conservation & Development Plan – Tom Lentz noted the 2005-2010 State Base Plan was updated to 2013-2018 and now to 2018-2023. The changes to that Chapter have been done by Chairman Lentz.
- Joan Gay noted she wrote a section on the Transit Bus. Chairman Lentz noted he would like to wait until that actually happens.
- Chapter 6 – Chairman Lentz noted this is the actual Town Plan. Updated Land Use Map is needed from Tighe & Bond. There was brief discussion regarding maps. Chairman Lentz noted various sections of Chapter 6 will stay in, such as the Open Space Policy. Some sections may need to be updated and Chairman Lentz will do that.

Some new ideas -

Commercial District – Joan Gay noted she met with First Selectwoman Cathy Iino who would like to attend a P&Z meeting to discuss the commercial area and economic development. Chairman Lentz

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noted he didn't find the CERC meeting very helpful. The statistics were fine but they didn't give any specifics about what to do in Killingworth. Joan Gay will ask Cathy Iino to come to the Commission's next meeting.

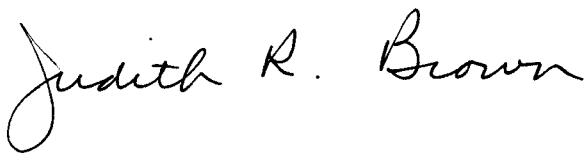
Chairman Lentz noted he will put something together regarding an Historic Overlay District. Lentz also noted the Natural Hazards Mitigation Plan needs to be added (First Selectwoman Iino and Jeremy DeCarli worked on that Plan).

Stephanie Warren reviewed the Survey results.

9. Adjournment

There being no further business, the meeting adjourned at 9:00 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