

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

It is noted for the record a public hearing was held prior to the regular meeting of the Commission. The hearing commenced at 7:00 PM and concluded at 7:15 PM.

1. Call to Order

Chairman Lentz called the meeting to order at 7:17 PM immediately following a public hearing for application #331 Amendment to Zoning Map submitted by Amanda Brackett (applicant) and Robert Dowler (owner) for Zoning Map Change for property located at 250 Route 81, Killingworth, Connecticut.

2. Minutes of Regular Meeting No. 1140 Held June 20, 2017

Motion by Gross, second by Hogarty, to approve June 20, 2017 Minutes as written. **PASSED UNANIMOUSLY.**

3. Visitors – none.

4. Communications and Bills

(1) Letter from First Selectwoman Catherine Iino dated July 18, 2017 to Planning & Zoning Commission re Proposed Amendment to Zoning Map, 250 Route 81.

(2) Two Affidavits of Publication from Hartford Courant – one is Notice of Decision for #328 and second one is Notice of Public Hearing for #331.

(3) Letter from Cathie Jefferson to Paul DiSpazio dated 7/9/17 Re rescinding of Cease and Desist Letter of 5/9/17 related to unpermitted signs.

(4) Letter from Cathie Jefferson to Paul DiSpazio and 8 RT 80 LLC dated 7/11/17 Re Cease & Desist regarding placement of signs. ZEO Jefferson explained the Commission attorney recommended rescinding the first Cease & Desist Order and issuing another one listing all appropriate sections.

(5) Letter from Cathie Jefferson to Greg & Maureen Alfiero dated 7/7/17 Re signs posted on property that is not owned and without permits from the Town of Killingworth.

(6) Planning & Zoning Budget As of 7/3/17.

(7) Letter from Board of Selectmen to Planning & Zoning Commission dated June 26, 2017 Re Discontinuation of Roads. Brief discussion followed. First Selectwoman Iino noted the subject roads were Tara Drive, Ivy Cottage Road, Chittenden off of Route 81, Titus Coan between Route 80 and Ironworks Road and Kelseytown south of the Paulsen property to the Clinton Town Line. Iino noted the BOS were referring this matter to the Commission for an 8-24 report. Paul McGuinness asked what happens if people live on these roads. Iino replied they will own to the center of the road. She added there doesn't appear to be any objections. ZEO Jefferson noted the Commission needs to determine whether this is in keeping with the Plan of Conservation & Development. First Selectwoman Iino noted the town maintains Tara Drive and Ivy Cottage. She added this will ultimately have to go to Town Meeting for approval. Chairman Lentz noted he didn't see any inconsistencies with the and the Town Plan.

5. Old Business

(a) #331 Amendment to Zoning Map submitted by Amanda Brackett (applicant) and Robert Dowler (owner) for Zoning Map Change for property located at 250 Route 81, Killingworth, Connecticut.

Chairman Lentz noted the applicant is asking to change a small triangle of land from residential to commercial to provide access to a commercial business on Route 81. Otherwise that piece does not have access and is essentially useless.

David Gross noted there are two issues. One is the zone change. The second will be a site plan approval for what is proposed to be done there and how the right-of-way is addressed for access. ZEO Jefferson noted there is 137' and only about 10-15' to share the driveway.

Tom Hogarty noted the biggest point is without this zone change that land continues to be a white elephant and useless. This is a good first step. David Gross noted this is a good use of that property. The next application will address any neighbor's concerns. Stephanie Warren noted all points made are salient and meaningful.

Motion by Hogarty, second by Warren, to approve #331 Amendment to Zoning Map submitted by Amanda Brackett (applicant) and Robert Dowler (owner) for Zoning Map Change for property located at 250 Route 81, Killingworth, Connecticut as submitted for the purpose of zoning entire property Commercial. PASSED UNANIMOUSLY.

6. Zoning Enforcement Officer's Report

ZEO Jefferson reported on the following -

- She spoke to Franchesi at LaForesta. They have redone the whole parking lot. They are

in the process of trying to find the lights he wants. They are going through a slow phase. It will be done by fall. They are working with Eversource to take out the telephone poles. Eversource wants \$5000 to take them out. Jerry Russ and Cathie Jefferson are working on the fact they weren't supposed to be there in the first place.

- The letter to Down the Lane Farm was because they had a sign on property they did not own. She now understands signs must be on her own property. If she meets farm property, she might be able to get permission from the State for signs. They mostly do honey.
- The first Cease & Desist Order to Bull Bag was rescinded in order to add more things.

Permit log for June was distributed.

7. New Business

Stephanie Warren briefly reviewed an issue in Chester with an AirBnB on a small rural road that involved excessive noise, parking and fireworks. The police were called a police report was filed. Public Safety equipment would not have been able to get through. ZEO Jefferson noted the Town of Killingworth doesn't have anything in the regulations that says one can't lease out one's house to someone for a few months.

8. Report of Officers and Subcommittees

(a) Town Plan of Conservation & Development

Chairman Lentz asked Stephanie Warren to forward him a WORD document of the survey.

Stephanie Warren noted the Farmer's Market will be at Parmelee Farm on July 8th and August 12th. She has asked the Regional Planning Commission to set up for August 12th.

Stephanie Warren noted there are two regional meetings being planned, one on August 17th and the second on September 16th at Wesleyan. Both are open to all town residents of the 17 towns. The RPC would like input from the public on what they would like to see regarding conservation, bus routes, etc. These are workshops designed to solicit public opinion to be incorporated into the Regional Plan of Conservation & Development.

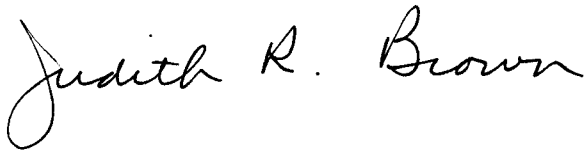
MediPods – Chairman Lentz noted he wrote up a sample regulation. He also referenced the State website for the regulation passed by the State. Chairman Lentz reviewed the regulation in detail. He noted the only way this will work is if this is not a site plan but a zoning permit for which a decision can be made within 15 days. ZEO Jefferson noted the regulation for Deep River is a zoning permit. Lentz pointed out the Commission should not be in the business of asking people about their medical history. Our files are all public. These are limited to one person. Perhaps a variance could be obtained if there are 2 people. Chairman Lentz noted he

would discuss this with Commission Counsel. It was also pointed out the State says there is an option to opt out. Chairman Lentz noted the physician is the only person who can certify an individual. Lentz reiterated the biggest issue is the 15 day time period. We need to find out if we can make this less restrictive. Chairman Lentz noted he will rework the sample regulation and send to Attorney Branse for review.

9. Adjournment

There being no further business, the meeting adjourned at 8:05 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown". The signature is written in black ink and is positioned above the typed name of the signatory.

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