

**Minutes of Regular Meeting No. 1142 of the Killingworth Planning & Zoning Commission
Held Tuesday, August 1, 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
P. McGuinness
A. Martin (seated for G. Cook)
R. Drew (seated for T. Hogarty)

1. Call to Order

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

2. Minutes of Regular Meeting No. 1141 Held July 18, 2017

Motion by Gross, second by Martin, to approve July 18, 2017 Minutes amended as follows -

- **Under ZEO Report, LaForesta, replace second sentence with “They have redone the parking lot adjacent to the building.”**

PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Planning & Zoning Budget As Of 8/1/2017.

(2) Letter from State of Connecticut Department of Public Health dated July 26, 2017 Re New Legislation Concerning Temporary Health Care Structures.

(3) Town of Killingworth Municipal Improvement Application #332.

5. Old Business – none.

6. Zoning Enforcement Officer's Report

ZEO Jefferson reported on the following -

(1) Permit Log from July was distributed.

(2) Had discussion with an individual interested in the Burghardt property. He would have to go to ZBA for a location application.

(3) Regarding medical pods, the State Department of Public Health has said one would have to go through all the requirements for septic approval.

7. New Business

Motion by McGuinness, second by Gross, to add #332 Municipal Improvement to Agenda under New Business. PASSED UNANIMOUSLY.

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(a) #332 Killingworth Lions Club, Town of Killingworth, Municipal Improvement for Directory Sign on Recycle Way.

The application and diagram were reviewed. It was noted this is a similar design to the one at Parmelee Farm. This would be for the use of the Town to post public notices. It would include locking doors for control of public postings. The Lion's Club will be paying for the sign. This will only be for town events. Stephanie Warren noted this is a nice public service idea. **Motion by Drew, second by Warren, to approve #332 Municipal Improvement for Directory Sign on Recycle Way as submitted. PASSED UNANIMOUSLY.**

8. Report of Officers and Subcommittees

(a) Town Plan of Conservation & Development

Chairman Lentz noted he did some updating of the Town Plan based on the Annual Report.

Chairman Lentz noted the Affordable Housing Bill that was vetoed by Governor Malloy was overridden. That puts new restrictions on Affordable Housing. It allows mobile homes to be Affordable Housing. According to Attorney Branse, the property owners would have to put restrictions on their property making it Affordable Housing. Lentz noted he is trying to find out more information.

Chairman Lentz noted there will be a couple changes in the medi pod regulation. He is waiting to see what happens with the 15 day time for decision. ZEO Jefferson noted a lot of towns are opting out. It was noted opting out is not that easy to do. Chairman Lentz noted he will wait a few more weeks to see what happens.

Stephanie Warren noted there was an RPC meeting last night in Cromwell. They are putting together the Regional Plan of Conservation & Development. The following things were discussed – changes from traditional farming to 20th Century farming, is a winery farming, is Chatfield Hollow Farm a farm or a B&B. The RPC would like to be aware if and what towns have a definition of farming.

The RPC discussed the pop-up events being planned – maybe August 12th at Parmelee Farm. Still working on that.

Stephanie Warren noted Sam Gold thought RiverCog would have to move out of their current location at the end of July. It turns out the landlord couldn't find any other tenants and has given them a 12 month extension on their lease and a 15% decrease in rent.

Robert Drew asked what RiverCog was. Stephanie Warren noted it was made up of Selectpersons from 17 towns with a second level being Planning & Zoning and other Boards. It is basically an umbrella organization which provides suggested ideas.

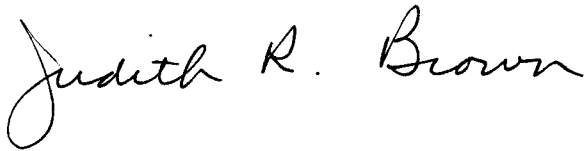
9. Adjournment

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There being no further business, the meeting adjourned at 7:23 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