

Present: T. Lentz, Chairman C. Jefferson, ZEO
D. Gross
G. Cook
T. Hogarty
A. Martin (seated for P. McGuinness)
R. Drew (seated for B. McLaughlin)

1. Call to Order

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

2. Minutes

Motion by Hogarty, second by Cook, to approve October 16, 2018 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors

(a) Preliminary discussion Mike Harkin Re Dunkin Donuts

Mike Harkin, P.E., Robert Mangino, Architect and Frank DeAndrea, owner were all present. Mr. Harkin noted the site between Dunkin Donuts and Comcast was purchased by Mr. DeAndrea in order to create more parking. They will gain 21 parking spaces. The employees will park in the spots farthest away.

The proposal is for a 40' x 30' storage barn. Mr. DeAndrea has a lot of model trains which he will put on the top. The bottom will be used to house supplies for Dunkin Donuts. There is a lack of available septic area on this site. The septic on the Dunkin Donuts site has a septic that will be used. The two parcels will be merged. The storage barn will have heat and electric, no water and use the existing driveway. D.O.T. has cleared trees in the front and will look at any new curb cuts.

Bob Mangino, Architect, noted the existing entrance will continue to be 2 way. Parking surface will be asphalt. The original parking had 20 spaces, 6 are employees. They will add 21 spaces. Mr. Mangino reviewed the architecture of the building, noting it will have a wood board and batting façade, fake door look, overhead door and windows and loft. They are leaning toward earth colors with natural beige asphalt shingles, slab on grade and wood frame.

Mr. Harkin noted they would come in beginning of the year with a formal application.

Motion by Gross, second by Hogarty, to add item under New Business, Application #345, Extension of #311, Running Brook Farms for wood processing. PASSED UNANIMOUSLY.

4. Communications and Bills

- Application #345, Running Brook Farms, Extension of #311 for wood processing.
- Planning & Zoning Budget
- Halloran & Sage Invoice in the amount of \$259.00 for legal services.
- Letter from Killingworth Land Conservation Trust, Inc. Re 89 Roast Meat Hill Road Subdivision.
- Letter from Connecticut Siting Council dated November 29, 2018 Re Field Inspection on December 10, 2018 at 11:00 AM of Solar Photovoltaic electric generating facility.
- Memo from Inland Wetland & Watercourses Commission dated November 13, 2018 Re 89 Roast Meat Hill Road Subdivision, no objection.
- Inland Wetlands & Watercourses Commission Minutes from October 9, 2018.
- Memo from Killingworth Fire Marshal dated October 23, 2018 Re 89 Roast Meat Hill Road.
- Letter from Murtha Cullina dated October 22, 2018 Re Petition of Chatfield Solar Fund LLC to Connecticut Siting Council for a 2.35 megawatt solar-based electric generating facility.
- Planning & Zoning Budget as of November 1, 2018.
- Affidavit of Publication from The Hartford Courant Re Expiration of The Ridges of Deer Lake Subdivision Phases III and IV.
- Affidavit of Publication from The Hartford Courant Re Notice of Public Hearing for Claddagh Equestrian Center LLC.
- Letter from Killingworth Land Conservation Trust Inc. dated November 19, 2018 Re property owned by Tyler Fielstra on Roast Meat Hill Road.
- Notice of proposed Regulation Amendment from Madison Planning & Zoning Commission for Sections 6.1.2.2, 6.1.3, 6.15.2, 2A.1.5 and 12.8 relating to maximum average building height.
- Invoice from Halloran & Sage for legal services in the amount of \$92.50.
- Letter from Law Offices of David L. Weiss dated November 1, 2018 Re Freedom of Information Request.
- Application for Municipal Improvement #344, Nash and Thomas Knowlton for 2 batting cages at Sheldon Field for Eagle Scout Project.
- Application for Special Exception #343 Amanda Brackett, Southern CT Wine Company for W\Microbrewery.
- Public Hearing documents submitted: site plan, Pasture Management Plan, letter from CT Water Company dated November 19, 2018, Memo from Paul Hutcheon, Director of Health, dated February 8, 2018.

- Letter from Sandra McLaurin Ferguson dated November 19, 2018 Re #342 Claddagh Boarding Stable at 583 Route 81.

5. Old Business

(a) Subdivision #320 Michelle & Tyler Fielstra 89 Roast Meat Hill Road Map 37 Lot 17 Jason Nemergut represented the property owner. He noted this was a 42 acre parcel being split into 2 lots. Frontage of one lot is 280' and second lot is 250'. They have agreed with the Killingworth Land Conservation Trust to 15% Open Space. Chairman Lentz read into the record the letter from the KLCT. They have also agreed with the Fire Marshal on a 12' wide driveway. **Motion by Gross, second by Martin, to approve 2 Lot Subdivision pursuant to revised plans dated 12/4/2018. PASSED UNANIMOUSLY.**

(b) Reconfirm motions made at meeting of November 20, 2018 (those voting on these motions will be Gross, Hogarty, Lentz, Drew).

Motion by Hogarty, second by Gross, to approve Application #342 Claddagh Ridge Equestrian Center for Commercial Boarding Stable with following conditions – 1) can't apply for construction permits until they come in for lot line revision; 2) show paddock on other side on the plan. PASSED UNANIMOUSLY.

Motion by Gross, second by Hogarty, to approve Application #344 for Municipal Improvement for 2 Batting Cages at Sheldon Field as submitted. PASSED UNANIMOUSLY.

Motion by Gross, second by Hogarty, to add 2 items to Agenda #344 and #343. PASSED UNANIMOUSLY.

It was noted Application #343 Amanda Brackett was scheduled for public hearing on December 18, 2018.

6. New Business

(a) Election of Officers

Motion by Hogarty, second by Cook, to reappoint current slate of officers – Lentz, Chairman; Gross, Vice Chairman, Hogarty, Secretary. PASSED UNANIMOUSLY.

(b) Appointment of Zoning Enforcement Officer

Motion by Hogarty, second by Martin, to reappoint Cathie S. Jefferson as Zoning Enforcement Officer. PASSED UNANIMOUSLY. The Commission thanked Ms. Jefferson for her excellent work.

Minutes of Regular Meeting No. 1169 of the Killingworth Planning & Zoning Commission Held Tuesday, December 4, 2018, at 7:00 PM at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

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The Commission also thanked Judy Brown for her work as recording secretary.

(c) Appointment to RiverCog

Motion by Hogarty, second by Cook, to reappoint Alec Martin as representative to RiverCog. PASSED UNANIMOUSLY.

(d) Application #345, Running Brook Farm, Extension of #311, Wood Processing
It was noted this application has to be renewed every year from January 1 to March 29. No complaints have been received. **Motion by Gross, second by Cook, to approve the extension of Application #311 for Running Brook Farm for wood processing. PASSED UNANIMOUSLY.**

7. Zoning Enforcement Officer's Report

ZEO Jefferson noted she spoke to the individual on Kenilworth Drive that wants the street light. She will go to the Association to get their approval. Eversource will put the street light in and she will pay the monthly bill.

Permit log for previous month was distributed.

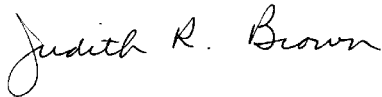
ZEO Jefferson noted the Town Attorney and Tax Attorney have scheduled a tax sale for December 11th for one of the expired lots on Buell Hill Road.

8. Report of Officers and Subcommittees – none.

9. Adjournment

There being no further business, the meeting adjourned at 8:00 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary