

Minutes of Regular Meeting No. 1152 of the Killingworth Planning & Zoning Commission Held Tuesday, February 6, 2018, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut  
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Present: T. Lentz, Chairman C. Jefferson, ZEO  
D. Gross  
G. Cook  
T. Hogarty  
P. McGuinness  
B. McLaughlin  
J. Gay (non-seated alternate)  
A. Martin (non-seated alternate)  
R. Drew (non-seated alternate)

1. Call to Order

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

2. Minutes of Regular Meeting No. 1151 Held January 16, 2018

**Motion by Gross, second by McLaughlin, to approve January 16, 2018 Minutes amended as follows -**

- **Under 8.(a), first paragraph, last sentence should read, “Chairman Lentz noted the map change recently approved should show up on the updated map.”**
- **Under 8.(a), last paragraph, last sentence should read, “Joan Gay suggested sharing the information in Chapter 6, Section E, Economic Development with the businesses along the commercial zone and ask for their input. She also suggested that this could be a joint effort with the Board of Selectmen.”**

**PASSED UNANIMOUSLY.**

3. Visitors – none.

4. Communications and Bills

(1) Application #334, M&M Realty Holdings LLC, Special Exception for 6 one bedroom apartments at 255 Route 80. Chairman Lentz noted the public hearing will be scheduled once the Sanitarian's report has been received.

(2) Notification from AT&T and Verizon of modifications to the cell tower on Little City Road. Chairman Lentz noted the Town no longer has a say in these matters.

(3) Notification from the Connecticut Federation of Planning & Zoning Agencies regarding the Annual Meeting to be held on March 22<sup>nd</sup>.

(4) Letter from Cathie S. Jefferson to Christopher Smalley, 71 Route 80 regarding commercial activities on residential property.

(5) Letter from Cathie S. Jefferson to Scott VanWillgen, 21 Kenilworth Drive regarding

unregistered motor vehicles.

(6) Copy of Planning & Zoning Budget. Chairman Lentz noted \$250 had been added for Courses & Conferences. The Commission has spent \$210 leaving \$40.

(7) Hartford Courant Affidavit of Publication Notice of Decision for Amendment to Zoning Regulations (Section 500-7) and Extension of approved application #311 Running Brook Farms.

5. Old Business – none.

#### 6. Zoning Enforcement Officer's Report

ZEO Jefferson reported on the following items -

- Above two letters are repeat offenders for unregistered motor vehicles and commercial activities on residential property.
- ZEO had meeting with Attorney Branse and Attorney Bloom regarding Affordable Housing. This application will be coming in soon. Attorney Branse is taking the lead on this to make sure everything is done properly. This is just a site plan approval, no public hearing. It will be affordable housing in the whole building. The Zoning Regulations don't apply any more for affordable housing. This building is already built. There must be Sanitarian approval.
- Permit Log for January was distributed.

#### 7. New Business

(a) Special Exception #334 – M&M Realty Holdings, 255 Route 80 for 6 one bedroom apartments on existing 3<sup>rd</sup> floor

Chairman Lentz reiterated he would like to have the Sanitarian's report before a public hearing is scheduled for this application.

#### 8. Report of Officers and Subcommittees

(a) Town Plan of Conservation & Development

Chapter 6 was reviewed in detail as follows -

A. Aquifers and Watersheds – under d. it should say sewage systems instead of sewers, maybe municipal sewer systems; under g. add something regarding composting, encourage and educate community on composting, perhaps workshops, etc.

C. Impervious Surfaces – new regulations were adopted and added.

D. Stormwater Management – adopted new Article.

E. Tree Cover – adopted Tree Preservation Plan in 2008.

Open Space remains the same. Brief discussion regarding payment-in-lieu of Open Space. It was

noted a new regulation has not yet been adopted for this recommendation.

G. Agricultural Lands – new section added – Ag-tivities/Agritourism – 2 such farms have been approved and both have been highly successful.

5. Alternative Housing – Chairman noted he included everything that could be considered affordable housing or alternative housing. Brief discussion whether to call it Retirement Housing or Age Restricted Housing.

E. Economic Development – new section – typo in second line “he” should be “the”.

10. Recreation – D. Gross will check on the name for the Killingworth Recreation Park or Eric W. Auer Park.

8. Brief discussion re Industrial Development.

11. Municipal Facilities – has been updated. 1<sup>st</sup> sentence change “as” to “if”. It was noted the Town Barn Committee has been disbanded. Leave as is.

13. Roads and Bridges – these are mentioned in both Chapters 3 and 6. Town Roads was updated by Paul McGuinness.

12. Public Facilities – it was noted Emergency Operations Center should also be mentioned in Chapter 6 even though it is mentioned in an earlier chapter.

16. Historic Overlay Zone – the idea here was to preserve old buildings that were for sale along Route 81. This would allow them to have some kind of commercial activity in the building in exchange for easements to preserve the structure. 3 of the 4 buildings have now been sold. It was decided to keep this section.

Zoning Enforcement – alternative zoning will be reviewed and added at the end of this paragraph.

Natural Hazard Mitigation Plan for Killingworth was added.

Brief discussion regarding Customary Home Occupations.

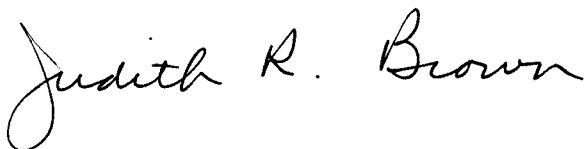
Chairman Lentz noted he will make the changes as discussed and change the color back to black for printing. He will also work on updating the Table of Contents. It was noted the new Land Use Map had been received. Lentz noted they have just about everything that is needed.

9. Adjournment

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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 on a white background.

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