

Minutes of Regular Meeting No. 1155 of the Killingworth Planning & Zoning Commission Held  
March 20, 2018 at 7:00 PM 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)  
R. Drew (non-seated alternate)

1. Call to Order

Chairman Lentz called the meeting to order at 7:05 PM.

2. Minutes of Regular Meeting No. 1154 Held March 6, 2018

**Motion by Gross, second by McLaughlin, to approve March 6, 2018 Minutes as written.  
PASSED UNANIMOUSLY.**

3. Visitors – none.

4. Communications and Bills

(1) Letter from Cathie S. Jefferson, ZEO, to Paul Norman dated 3/15/18 Re Motor Vehicle  
Junk.

5. Old Business

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

Chairman Lentz reminded everyone the public hearing for this application is scheduled for the next  
meeting on April 3, 2018.

6. Zoning Enforcement Officer's Report

ZEO Jefferson noted the letter to Mr. Norman is the second time for this type of complaint. She  
noted she was at this property a year ago when they had 16 cars, all were registered except 1.  
Jefferson explained nothing can be done with this unless the Commission does something similar  
to what they did with the “dog” issue several years ago relative to “customary and incidental use.”  
They aren't in violation of anything because all the cars are registered. Chairman Lentz suggested  
perhaps a regulation for so many cars with certain exemptions.

ZEO Jefferson noted she received a copy of the DEEP permit to breach Mrs. Rosner's dam at  
Frick's Pond. A breach will get rid of the dam and leave just the stream.

ZEO Jefferson noted Lars Vegan had gotten his approval from ZBA and has finally gotten through

the process of purchasing the former Burghardt property on Route 80. However, when he went to the State, he was informed 60 days had passed since the ZBA approval and he needed to get Chairman Dodson to resign the paperwork. Mr. Vegan has no intention of reopening the gas station, but he did find 2 or 3 1950's gas pumps which he will use for décor. This would be a less intensive use. The question is would this fall under just a Zoning Permit because there is no pumping of gas and its less intensive. Commission members agreed just a Zoning Permit was necessary.

Geoff Cook noted there are “for lease” signs on the Bull Bag property on Route 80.

7. New Business – none.

8. Report of Officers and Subcommittees

(a) Town Plan of Conservation & Development

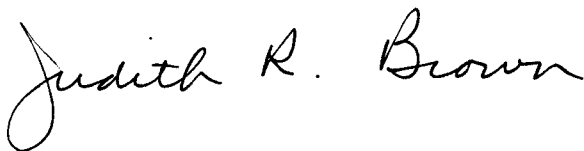
Chairman Lentz noted he felt the Commission was all set on the Town Plan and it was time to send it out to various agencies for their review and comments. It will be sent to the following - Board of Selectmen, Town Engineer, Planning & Zoning, Emergency Management, Zoning Enforcement Officer, RiverCog, Conservation Commission, Park & Rec, Inland Wetlands, Chamber of Commerce, Public Works, Commission Counsel (Attorney Branse) and Board of Finance.

There was a very brief explanation and discussion of the “sewer avoidance” program.

9. Adjournment

There being no further business, the meeting adjourned at 7:45 PM.

Respectfully submitted,



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