

Minutes of Regular Meeting No. 1154 of the Killingworth Planning & Zoning Commission Held
Tuesday, March 6, 2018, at Killingworth Town Office Building, 323 Route 81, Killingworth,
Connecticut
Page 1 of 3

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

1. Call to Order

Chairman Lentz called the meeting to order at 7:02 PM.

2. Minutes of Regular Meeting No. 1153 Held February 20, 2018

**Motion by Gross, second by Cook, to approve February 20, 2018 Minutes as written.
PASSED UNANIMOUSLY.**

3. Visitors – none.

4. Communications and Bills

(1) Application #335, Town of Killingworth, Farmer's Market

(2) Notice of CT Federation of Planning & Zoning Agencies dues (\$110.00) to be renewed.

(3) Invoice from Halloran & Sage for legal services in the amount of \$1,482.99.

(4) Fire Marshal letter dated February 19, 2018 for Special Exception #334, 3rd Floor Apartments, 255 Route 80.

(5) Health Department letter dated February 8, 2018 of approval for Special Exception #334, 255 Route 80.

(6) Notifications from CT Siting Council Re Modifications to Telecommunications Towers on Little City Road and 14 Route 80.

(7) Planning & Zoning Budget.

(8) Amendments to Zoning Regulations from Towns of Madison and Chester.

5. Old Business

(a) Special Exception #334 – M&M Realty Holdings, 255 Route 80 for 6 one bedroom

apartments on existing 3rd floor

Chairman Lentz noted the public hearing is scheduled for April 3, 2018.

6. Zoning Enforcement Officer's Report

ZEO Cathie Jefferson reported on the following items -

- Comcast is redesigning their building as they need another 12 feet. They are increasing size of one of the pads as they need larger generators to run it. They will come in with modification and submit a new site plan and elevations.
- Affordable Housing application will probably come in at the next meeting. This is a site plan approval. Attorney Branse wants to be at that meeting. A public hearing is not held for Affordable Housing applications. There will be very little construction with this as the building is already built. Technical fees will be covered.
- Permit Log for last month was distributed.

7. New Business

(a) #335 Municipal Improvement, 323 Route 81, Map 24, Lot 7 – Farmers Market

The Municipal Improvement application for Farmer's Market was reviewed. The proposed use is for 40' x 60' space for early summer Farmer's Market. The Board of Selectment supports this for 10 weeks on Wednesday afternoons from 4:00 PM to 6:00 PM, anticipating 10 vendors. Parking will be in the parking area outside of Rocco Field. The Town will regrade the parking area and apply calcium chloride as a stabilizer to control dust. Electrical service will be provided. A porta-john is already available next to Rocco. Public Health provided direction as to sanitary facilities and permitting. The Historical Society had a concern about liability regarding parking. First Selectwoman Iino noted the Society can put up signs if necessary. ZEO Jefferson noted most people will probably park in the Library. Paul McGuinness noted the layout shows 8 tables for 10 vendors? It was noted each vendor would have a 10' x 10' tent. First Selectwoman Iino noted she would like people to park in the Rocco Field parking lot. They will put up signs to that effect.

Motion by McLaughlin, second by Martin, to approve Farmer's Market at Recycle Way as presented in the application and accompanying letter dated February 28, 2018. PASSED UNANIMOUSLY.

(b) Appointments to RiverCog

Motion by Gross, second by Cook, to nominate Alec Martin and Stephanie Warren as representatives to RiverCog. PASSED UNANIMOUSLY.

8. Report of Officers and Subcommittees

(a) Town Plan of Conservation & Development

Chairman Lentz noted the Town Plan is pretty much done. Tom Hogarty finished Chapter 2. He took out the Park & Rec Master Plan as it was 10 years old and most of it had been completed. Lentz noted he would email the Town Plan to everyone in the next day or two. He asked for members to review and let him know if there are any errors, typos, misspelling, etc. It can be

discussed at the next meeting. After that it will get distributed to various agencies, including the Board of Selectmen, other boards, Chamber of Commerce, Inland Wetlands, Conservation, etc., asking for their input.

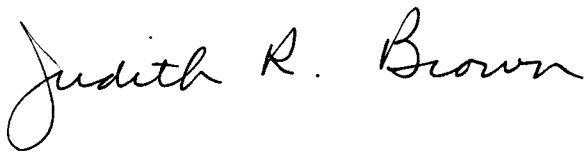
(b) RiverCog Update

Alec Martin gave a summary of the last RiverCog meeting. There was discussion regarding tolls, gas tanks, town road fund was on hold, Shoreline East may be closing and Metro North is talking about reducing their schedule. There is a new rail line going in to Hartford. Mr. Martin noted the State is cutting RiverCog's funding by 2/3's. He also noted there is a new person working full time on the Regional Parcel Layer Wetland Mapping remapping wetlands areas. He briefly summarized this work. This mapping also goes into soil types and elevations. Chairman Lentz noted any updated maps can be included in the Town Plan.

Alec Martin noted he received a document regarding the Special Transportation Funding, including the operating budget and course of action. He will scan it and email it to everyone. It talks about rail and bus and possibly doing away with the Clinton train station. Joan Gay noted there has been a push in publicizing for a lock box for the Transportation Fund.

9. Adjournment

There being no further business, the meeting adjourned at 7:35 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