

Minutes of Regular Meeting No. 1157 of the Killingworth Planning & Zoning Commission Held
April 17, 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
P. McGuinness
J. Gay (seated for T. Hogarty)

1. Call to Order

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

2. Minutes of Regular Meeting No. 1156 Held April 3, 2018

Motion by Gross, second by Cook, to approve April 3, 2018 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Memo from Jim McDonald, Fire Marshal, to Planning & Zoning Commission, dated March 9, 2018, Re Special Exception #334, 255 Route 80, Change of Use Request.

(2) Memo from Paul Hutcheon, Director of Health, to Planning & Zoning Commission, dated April 17, 2018, Re Site Plan Application #337 with a number of Stipulations.

(3) Letter from Amy P. Blume, Attorney for M&M Realty Holdings, to Killingworth Planning & Zoning Commission, dated April 17, 2018, Re Affordable Housing Site Plan Application, 257 Route 80, requesting a 65 day extension to render a decision.

(4) Municipal Improvement Application #338 for Sugar Shack at Parmelee Farm.

5. Old Business

(a) Special Exception #334 – M&M Realty Holdings, 255 Route 80 for 6 one bedroom apartments on existing 3rd floor – hearing continued until May 1, 2018

Chairman Lentz noted the public hearing for this application was continued until May 1, 2018.

(b) #337 Affordable Housing Application, M&M Realty Holdings, 257 Route 80

Motion by Gross, second by Gay, to grant requested extension for Application #337, M&M Realty Holdings, 257 Route 80, Affordable Housing Application. PASSED UNANIMOUSLY.

6. New Business

(a) #338 Municipal Improvement Parmelee Farm Sugar Shack, Town of Killingworth, owner ZEO Jefferson noted this application has already gone before the Wetlands Commission. They approved it as of right because it is a farm operation on the Town Parmelee Farm. Planning & Zoning can act on this tonight.

This is a 16' x 24' Community Sugar House adjacent to the red stone barn next to the driveway to the Pavilion. It will be post and beam construction sitting on a concrete slab, underground electric conduit and erosion control.

The Wetlands Commission suggested while pouring the foundation they add 5 feet for storing the wood. The Wetlands approval included the area for the extended slab for wood storage.

Motion by Gross, second by Gay, to approve #338 Municipal Improvement Parmelee Farm Sugar Shack, Town of Killingworth, with the recommendation they follow the suggestion of the Inland Wetlands & Watercourses Commission to extend the concrete pad for the purpose of stacking wood. PASSED UNANIMOUSLY.

7. Zoning Enforcement Officer's Report

ZEO Jefferson reported on the following items -

- She met with First Selectwoman C. Iino and people from Eversource. They will be doing the Green Hill transmission line this summer. This is the area of the Green Hill Road Substation where it crosses River Road and Spencer Road going to Clinton. The giant transmission lines will be removed and new ones going up. The project should be done in 2019.
- Sent the owner of the Sober House at 149 Green Hill Road an email. He came in and will take out permits for the accessory apartment and for any electrical work, etc. to bring it up to code.
- Fricks Pond – received DEEP approval to breach the dam and put it back to a stream. The drafting basin, however, needs to be moved because there won't be enough water once it drops down. The homeowner is discussing this matter with First Selectwoman Iino. Will the Town do this? This was part of the original subdivision approval.

8. Report of Officers and Subcommittees

(a) Town Plan of Conservation & Development

Chairman Lentz noted there was nothing new to report on the Town Plan. There has been no feedback yet. Geoff Cook noted he got a question from a Board of Finance member asking how this interacts with the State Plan of Conservation. Chairman Lentz noted there is a section in the Town Plan that addresses that.

9. Adjournment

There being no further business, the meeting adjourned at 7:30 PM.

Respectfully submitted,

Judith R. Brown

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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