

Minutes of Regular Meeting No. 1156 of Killingworth Planning & Zoning Commission  
Held Tuesday, April 3, 2018, at the Killingworth Town Office Building, 323 Route 81,  
Killingworth, Connecticut  
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It is noted for the record a Public Hearing was held prior to the Regular Meeting for Special Exception #334 – M&M Realty Holdings, 255 Route 80 for 6 one bedroom apartments on existing 3<sup>rd</sup> floor. The hearing commenced at 7:05 PM and concluded at 7:40 PM at which time it was continued until May 1, 2018.

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

1. Call to Order

Chairman Lentz called the meeting to order immediately following the above noted public hearing at 7:41 PM.

2. Minutes of Regular Meeting No. 1155 Held March 20, 2018

**Motion by Hogarty, second by McLaughlin, to approve March 20, 2018 Minutes amended by changing the word “dam” to “pond” under the ZEO Report, 2<sup>nd</sup> paragraph, second sentence.**

3. Visitors – none.

4. Communications and Bills

- (1) Two letters regarding Special Exception #334, 255 Route 80:
  - (a) Paul Hutcheon, Director of Health, dated February 8, 2018.
  - (b) Jim McDonald, Fire Marshal, dated February 19, 2018.
- (2) Invoice from Halloran & Sage in the amount of \$240.50 for legal services.
- (3) Planning & Zoning Budget as of 4/2/2018.
- (4) Affidavit of Publication for Notice of Public Hearing for #334 Special Exception.
- (5) Application #336, Comcast Cable, to modify previously approved #328.
- (6) Application #337, Affordable House Application, M&M Realty Holdings.

5. Old Business

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- (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 noted a public hearing was held prior to this regular meeting. The  
hearing was continued until the May 1, 2018 Planning & Zoning Commission  
meeting.

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

ZEO Jefferson noted she had a meeting last week with Eversource representative.  
They will be upgrading the transmission line through Killingworth, Green Hill to  
Clinton. Everything is coming down and new going up. This will be completed in  
2019. This has gone through DEEP. There will be new pads for the equipment.

Permit Log for March was distributed.

#### 7. New Business

- (a) #336 Modification to Application #328 Comcast Cable, 171 Route 81

Tom Carlone, Architect, introduced himself as Comcast representative. He noted this  
was a Field Office Project which was approved last year. His client has requested a  
slightly larger building, 12' longer. This is a Field Office Data Center used on an  
intermittent basis. The wetlands have been carefully avoided. They would like  
permission to get approval and start the project in May.

Mr. Carlone noted Comcast has become more aesthetically sensitive. The facility will  
be very secure. Tom Hogarty asked about the lighting plan. Mr. Carlone noted there  
is a light over each door that is motion sensitive. It is full cut off down lighting which  
was approved originally. There was a brief discussion regarding the location of the  
generator and air conditioners. There will be bollards in front of that building.

**Motion by Gross, second by Hogarty, to approve Application #336, Comcast  
Cable to modify previously approved #328 by adding 12' to the building as  
presented. PASSED UNANIMOUSLY.**

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

Chairman Lentz noted the Affordable Housing application will be accepted at this  
meeting. This is a site plan application. ZEO Jefferson noted it should be determined  
whether the Town of Killingworth has a Housing Authority to monitor this. An

outside firm can also be hired to do the monitoring. Attorney Branse will be here for this meeting.

#### 8. Report of Officers and Subcommittees

##### (a) Town Plan of Conservation & Development

Chairman Lentz noted the Town Plan was sent to various agencies, boards and commissions with a memo asking people to respond by May 15<sup>th</sup>.

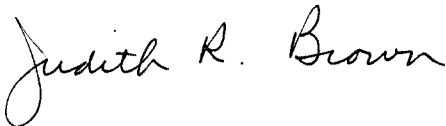
##### (b) RiverCog Update

Alec Martin gave a brief update of the March 26<sup>th</sup> RiverCog meeting. There had been a discussion about New York suing the Federal Government for dumping dredge material in the Eastern Disposal Site. He noted that if funding isn't found for Shoreline East, there will be cuts. It was also noted if there is no funding for the 9 Town Transit, that will be cut by 50%.

#### 9. Adjournment

There being no further business, the meeting adjourned at 8:05 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
	Joseph Dillon, Town Engineer