

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

### **1. Call to Order**

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

### **2. Minutes of Regular Meeting No. 1159 Held May 15, 2018**

**Motion by Gross, second by McLaughlin, to approve May 15, 2018 Minutes amended as follows -**

- **Under 5(a), 5<sup>th</sup> paragraph, change last sentence to read, “This is a Large Business Commercial Zone which allows residential uses so it doesn't qualify for exemption.”**
- **Under 5(a), 6<sup>th</sup> paragraph, change second sentence to read, “He indicated mobile home parks could potentially count towards the 10%.”**
- **Under 7, correct typos as follows – change “siad” to “said” in 2<sup>nd</sup> sentence; change “is” to “his” in 3<sup>rd</sup> sentence; and change “til” to “until” in 5<sup>th</sup> sentence.**

**PASSED UNANIMOUSLY.**

### **3. Visitors – none.**

### **4. Communications and Bills**

- (1) B-100 Septic Review for Application #340, Lot Line Change, Pattaconk Farm 18 LLC.
- (2) Affidavits of Publication for Notices of Decision for Applications #334 and #337.
- (3) Copies of current year Commission Budget and 2018/19 Budget.

**Motion by Hogarty, second by McLaughlin, to add to New Business #339 Special Exception and #340 Lot Line Change, Pattaconk Farm 18 LLC. PASSED UNANIMOUSLY.**

### **5. Old Business – none.**

### **6. New Business**

(a) #339 Special Exception, 176 Route 81, The Courtyard Building 1, Amanda Brackett (applicant), Damato-Killingworth LLC (owner) for microwinery.

Public Hearing was scheduled for Tuesday, July 17, 2018. ZEO Jefferson has asked the applicant to update the Statement of Use to include hours of operation, etc.

(b) #340 Lot Line Change, Pattaconk Farm 18 LLC.

ZEO Jefferson noted this was property on N. Parker Hill Road at the location of Timbers Lane. Pattaconk Farms wants to purchase 50 acres from this piece to combine with their piece to

continue their horse trails. They are also looking into having an exotic breed of cows. They are not creating a new lot, only adding on to the current lot. Every lot line change now requires a B100 review to be sure the septic, well and reserve areas remain. This does not require a public hearing. **Motion by Gross, second by McLaughlin, to approve lot line change as presented. PASSED UNANIMOUSLY.**

#### **7. Zoning Enforcement Officer's Report**

- ZEO Jefferson noted she had discussions with First Selectwoman Iino regarding vendors licensing. There is an ice cream truck that comes in on occasion to Sheldon Park and Rocco Field. It was agreed that someone coming in once in awhile invited by Park & Rec would be a vendors license. If someone wanted to set up shop for the summer on private property, that would require approval from this Commission. Chairman Lentz noted there is an Ordinance that Selectmen can give vendors licenses on municipal property.
- ZEO Jefferson and First Selectwoman Iino talked about Affordable Housing. This is much more than first thought and may be more than the Selectmen or the Developer's Secretary can handle. There are actual classes for people to attend to do this administrative work. If the Town decides not to do it, it can opt to either give it back to the Developer or a 3<sup>rd</sup> party. There is still the question of how this administrative work will be paid for.
- Lavender Farm should be ready for the next meeting. They are going before the Inland Wetlands Commission as they need a permit for a dock for the paddle boat.
- Discussion regarding setting a public hearing date and how many hard copies to print. Also, do we have to send copy to Office of Policy and Management. Chairman Lentz noted he thought that was in the State Statutes.
- ZEO asked how the Commission interprets the Home Occupation regulation. She had an inquiry from someone who wants to do artisenal chocolate as a Home Occupation. There was a brief discussion regarding Food Service, making the product at home and selling at another location. Tom Hogarty felt that people making jams, cookies, breads and shipping them out would fall under Home Occupation. It was agreed the interpretation of the Home Occupation regulation was that one can't sell food from one's house, but can make it to sell at other locations. All members were comfortable with this intent and interpretation.
- Permit Log for May 2018 was distributed.

#### **8. Report of Officers and Subcommittees**

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

Chairman Lentz noted the Open Space Map is done, but still waiting for the Zoning Map. Tom Hogarty noted he would like to look at other towns to see what they have included for Affordable Housing. He thought our Plan was a little light on that subject. Chairman Lentz noted he had put in additional information that Killingworth has 5 affordable houses and also a

paragraph on alternative zoning techniques. ZEO Jefferson noted OPM has advised Killingworth is out of compliance at this time. Chairman Lentz noted a hearing date will be set as soon as the 2<sup>nd</sup> map is received.

**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