Minutes of Regular Meeting No. 1161 of the Killingworth Planning & Zoning Commission Held Tuesday, July 17, 2018, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

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Present: T. Lentz, Chairman

D. Gross

P. McGuinness

B. McLaughlin

T. Hogarty

G. Cook

J. Gay

A. Martin

R. Drew arrived 7:40

It is noted for the record a public hearing was held for Special Exception #339, Amanda Brackett (applicant), Damato-Killingworth LLC (owner) for microwinery at 176 Route 81 Building 1. Hearing commenced at 7:00 PM and concluded at 7:28 PM.

#### 1. Call to Order

Chairman Lentz called the meeting to order following the Public Hearing at 7:30 PM.

2. Minutes of Regular Meeting No. 1161 Held June 5, 2018

Motion by Gross, second by Cook, to approve June 19, 2018 Minutes as written. PASSED UNANIMOUSLY.

- 3. Visitors Sandy Alerd conversation and request for the Commission look into alternative housing.
- 4. Communications and Bills
  - (1) Letter from Health Director re: approval of application #339
  - (2) P&Z Budget
  - (3) Madison Regulation amendment
  - (4) Letter from Office of Policy & Management waiver approval for Neglected Cemetery grant.

# 5. Old Business

- (a) #339 Special Exception, 176 Route 81, The Courtyard Building 1, Amanda Brackett (applicant), Damato-Killingworth LLC (owner) for microwinery public hearing preceded regular meeting. Discussion of application **Motion to approve by T.Hogarty, seconded by B.McLaughlin with the following conditions;** 
  - 1. Added days of operation to include Monday through Wednesday.
  - 2. Outdoor events may have acoustic music only.
  - 3. Special events shall occur within the existing hours of operation.

# PASSED UNANIMOUSLY.

### 6. New Business

(a) #341 Special Exception, 318 Roast Meat Hill Road – Chris & Denise Salafia (Lavender Pond Farm) for modification of Permit #313 to allow additional activities under the existing Agritourism/Agtivities approval. **Motion by D.Gross seconded by G. Cook as submitted.** 

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# PASSED UNAMIMOUSLY.

- 7. Zoning Enforcement Officer's Report permit list distributed.
- 8. Report of Officers and Subcommittees
  - (a) Town Plan of Conservation & Development Hearing scheduled for 8/7/2018.
  - (b) Commission discussed starting a sub-committee with various Town members and representation from other Commissions to pursue alternative housing options.
- 9. Adjournment

There being no further business, the meeting adjourned at 8:12 PM.

Respectfully submitted,

Cathie S Jefferson

Cathie S Jefferson, Zoning Officer

Cc: Town Clerk
Board of Selectmen

Commission Members

C. Jefferson, ZEO

Conservation Commission

Inland Wetlands & Watercourses Com.

**Public Works** 

Mark Branse, Esq., Commission Attorney

Joseph Dillon, Town Engineer