

Members Present:

Thomas Lentz, Chairman
Geoffrey Cook
David Gross
Thomas Hogarty
Brice McLaughlin

Alternates:

Joan Gay: Seated for Paul McGuinness
Alec Martin

Cathie Jefferson, ZEO
Cathy Iino, First Selectman
Bettie Perreault, Acting Clerk

Public Hearing

The Public Hearing regarding the Town Plan of Conservation and development 2018-2028 for the Town of Killingworth was opened at 7:04 P.M. with approximately six residents in attendance. Readings of the published Legal Notice by Tom Hogarty; a summary of the Town Plan by Chairman Lentz, as well as a May 3, 2018 letter from the River COG were followed by comments, questions and exchanges by the audience of citizens. The Public Hearing adjourned at 7:59 P.M.

Regular Meeting

1. Call to Order.

Mr. Lentz called the meeting to order at 8:01 P.M. following a scheduled Public Hearing on the Town Plan of Conservation and Development 2018-2028 for the Town of Killingworth, which contains land use recommendations regarding future growth and development within Killingworth.

2. Minutes of Regular Meeting No. 1161 held July 17, 2018

Motion by David Gross seconded by Joan Gay to approve the minutes of the Regular Meeting No. 1161 held July 17, 2018 as submitted. PASSED UNANIMOUSLY

3. Visitors

There were none present at this time.

4. Communications and Bills

- a. Invoice and Statement from Halloran & Sage for professional legal services;
- b. Letter dated July 2, 2018 in connection with accumulation of unregistered motor vehicles and/or parts thereof, on property located at 23 Pond Meadow Road;
- c. Planning & Zoning Commission Budget of expenditures for the current fiscal year through July 31, 2018

5. Old Business

Nothing was brought up at this time.

6. New Business

a. Possible action on the proposed 2018 Plan of Conservation and Development

Cathy Iino, First Selectman reviewed with the Commission a number of items within the POCD, including but not limited to the following:

- Note of the fact that some data included in the Plan does not always reflect current information as more recent detail is not available;
- Discussion of the potential impact of “global warming” on the Town’s infrastructure and resources, with the observation that these concerns appear to have been addressed in various places within the POCD;
- Correction of minor typographical and grammatical items;
- Note that the POCD is a “work in progress”, which could be updated periodically as appropriate to incorporate current data and similar information, following the standard protocol through the Public Hearing process.

Members noted corrections and changes generated during this discussion and the POCD will be edited to include them upon adoption. The finalized and approved POCD will be available in the Office of the Town Clerk and, electronically, on the Town’s web site; copies will be distributed to other agencies as required, with a minimal number of print copies to be available through the Zoning Office.

Motion by David Gross, seconded by Brice McLaughlin to approve the Plan of Conservation and Development, with corrections as noted during deliberations, with an effective date of September 1, 2018. PASSED UNANIMOUSLY

7. Zoning Enforcement Officer’s Report

The July 2018 report of activity was distributed and reviewed. ZEO Cathie Jefferson advised that Halloran & Sage has completed review of the proposed plans for an affordable housing development, with note that the project may not be under construction for a number of months.

8. Report of Officers and Subcommittees

- a. Discussion of possible sub-committee to review need for alternative housing.

Such a Town committee, if formed, is seen as needing to verify actual, current-day demographics and community/resident needs. To be successful, attract, and generate affordable and sustainable housing to accommodate residents of all ages, with consideration of maintenance as well as financial limits of the served population taken into account would be the tasks such a committee would need to address. The Town and its residents will need to take the initiative to draw interest and commitment from contractors and developers for such an effort to succeed. Other communities where such efforts have been successful were noted. The consensus was that such a committee, formed to evaluate affordable housing in Killingworth should be formed under the auspices of the Board of Selectmen, rather than the Planning & Zoning Commission.

Motion by Brice McLaughlin, seconded by Geoffrey Cook to recommend that the Board of Selectmen establish a committee for the purpose of evaluating affordable housing in the town of Killingworth. PASSED UNANIMOUSLY

9. Adjournment

There being no further business, the meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Bettie Perreault

Acting Recording Secretary