

Minutes of Regular Meeting No. 1172 of the Killingworth Planning & Zoning Commission held Tuesday, February 19, 2019, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut  
Page 1 of 3

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

1. Call to Order

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

*Motion by Hogarty, second by Martin, to add item to New Business “#346 Municipal Improvement for Scoreboard”. PASSED UNANIMOUSLY.*

2. Minutes of Regular Meeting No. 1171 Held January 15, 2019

*Motion by Gross, second by Gay, to approve January 15, 2019 Minutes amended as follows: add sentence to 8. Report of Officers and Subcommittees – “Joan Gay also questioned having a meeting with no business and suggested that, if the preference is to have monthly meetings, we could use the meeting to discuss topics of interest such as trends in P&Z, affordable housing, possible regulation additions/changes.” PASSED UNANIMOUSLY.*

3. Visitors – none.

4. Communications and Bills

(a) Letter from Cathie S. Jefferson, ZEO, to Robert Sassi, 234 N. Parker Hill Road, dated 1/25/19, RE Illegal Apartment.

(b) Letter from Cathie S. Jefferson, ZEO, to Earl Norwood, Route 148 (Map 5, Lot 14), dated 1/17/19, RE Construction without Permits.

(c) CT Federation of Planning & Zoning Association, Annual Meeting, March 28, 2019.

(d) Statement from Halloran & Sage RE Legal Services in the amount of \$259.00.

(e) Planning & Zoning Budget as of 1/31/19.

(f) Affidavit of Publication, Notice of Decision from December 4, 2019.

(g) Application #346, Municipal Improvement, Scoreboard at KRP.

5. Old Business – none.

6. New Business

(a) #346, Municipal Improvement for Scoreboard

Chris Smalley from HKYFL noted they were proposing to install a scoreboard at KRP to be placed at the corner of Field #1. They have met with Dan Colonia and the local board to discuss orientation. The application was signed by Dan Colonia and Cathy Iino. *Motion by Martin, second by McLaughlin, to approve #346, Municipal Improvement for Scoreboard at KRP, Field #1 as presented. PASSED UNANIMOUSLY.*

7. Zoning Enforcement Officer's Report

C. Jefferson, ZEO, reported on the following –

- No permits were issued for January 2019.
- Letter sent to Earl Norwood for construction of a cabin without permits on property located at Route 148 (Map 5, Lot 14). Mr. Norwood has been instructed to contact the Land Use Office to obtain after-the-fact permits from Zoning, Wetlands, Sanitation and Building Departments in order to bring the property into compliance.
- Letter sent to Robert Sassi for an illegal apartment at 234 N. Parker Hill Road. Building Official Jerry Russ visited the property and indicated there was no way to turn this into a legal apartment as it doesn't meet the qualifications. The kitchen will have to be removed.

8. Report of Officers and Subcommittees

C. Jefferson distributed information packet on alternative housing. She also noted Killingworth is unique in that it only has one residential district. The difference between floating and overlay zones was discussed. The Commission designates where an overlay zone goes. A floating zone can go anywhere but the Commission can put controls on it, such as size, etc., and requires approval by the Commission. Chairman Lentz urged members to review this information and it will be discussed at the next slow meeting.

It was noted First Selectwoman Iino would like to have a committee for housing.

David Gross asked if there could be an Historic District. How do we protect the historical buildings in town? Could the Killingworth Inn be listed on the National Historic Buildings List?

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Page 3 of 3

Chairman Lentz noted there should be a Town Ordinance to address demolition by neglect. We should also look into Historic Districts too.

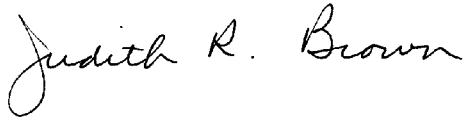
Tom Hogarty noted he will attend the upcoming meeting regarding the Solar Farm.

Alec Martin noted the RiverCog Regional Plan will be online in July with a 65 day comment period.

**9. Adjournment**

There being no further business, the meeting adjourned at 7:45 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown".

Judith R. Brown, Recording Secretary

Cc: Town Clerk  
Board of Selectmen  
Commission Members  
C. Jefferson, ZEO  
Conservation Commission  
Inland Wetlands & Watercourses Commission  
Public Works  
Mark Branse, Esq., Commission Counsel  
Joseph Dillon, Town Engineer