

Minutes of Killingworth Planning & Zoning Commission, Regular Meeting No. 1211, Held on Tuesday, July 19, 2022 Page 1 of 2

Regular Meeting No. 1211 of the Killingworth Planning & Zoning Commission to be held on Tuesday, July 19, 2022, at 7:00 PM by Go-To-Meeting.

PUBLIC HEARING: Special Exception – Substitution of Non-Conforming Uses – 26 Chittenden Road

Members present and seated were Lentz, Hogarty, Cook, Tobelman, McLaughlin and Warren. Martin was present intermittently during the meeting. Others present included Mr. Baker and Mr. Pasqualoni and Caller 01.

Hearing commenced at 7:02 PM. Hogarty read the Legal Notice of Public Hearing into the record. Chairman Lentz explained the procedures for the hearing.

Mr. Baker noted he has lived in California for the last 10 years but has bought property on Chestnut Hill Road. He is now looking for a place for his workshop. ZEO Talbot had advised that he would need a Special Exception for a place for circuit boards, as well as 2 antique cars to be stored. He didn't expect a lot of traffic. There are still moving parts to this decision at the moment. He was not looking to change the building, but long term may need to add square footage. Chairman Lentz noted if this gets approved and he wants to do something later, he will have to ask for an amendment to the Special Exception.

Stephanie Warren asked about the second floor. Mr. Baker noted a caretaker is allowed on the second floor. The people who own it now live there. Cook noted this building is like a big garage with roll up door. Cook asked the applicant about his time frames. Baker noted within the next 90 days if he can get a deal with the property owners. Cook asked if everything works out okay, what type of schedule would he anticipate. Baker indicated he would keep to business hours and didn't expect to be running machines at night.

Tobelman noted he might be getting a tractor trailer every two weeks. Baker noted there is a tractor trailer there now. Baker also noted he is not doing anything with the wetlands in the back. At some point in the future he might get a steel garage. The entire lot is two acres. Chairman Lentz noted our design characteristics do not allow steel buildings. Buildings have to be wood.

Baker asked if he could put a transformer pad along the building. Cook noted a transformer sits on top of a concrete pad which is underground.

It was noted no one spoke in favor or in opposition to the application.

To summarize, Mr. Baker noted he doesn't own the property yet, but hopes to come to an agreement. He looks forward to becoming part of the community.

Chairman Lentz noted it sounds like Mr. Baker has a lot of future plans which will have to be submitted as an amendment to this application.

Public hearing closed at 7:26 PM.

MEETING AGENDA

1. Call to Order

Chairman Lentz called the meeting to order at 7:27 PM. Members present and seated were Lentz, Hogarty, Cook, Tobelman, McLaughlin and Warren. Martin was present intermittently during the meeting. Others present included Mr. Baker and Mr. Pasqualoni and Caller 01.

2. Minutes of Regular Meeting June 21, 2022

Motion by Hogarty, second by Tobelman, to approve June 21, 2022 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – Mr. Baker and Mr. Pasqualoni.

4. Communications and Bills – none.

5. Old Business – none.

6. Zoning Enforcement Officer's Report – ZEO Talbot was not present.

7. New Business

a. Special Exception – Substitution of Non-Conforming Uses – 26 Chittenden Road
Chairman Lentz noted a public hearing was held prior to this meeting. A few questions were asked. There were no comments or objections.

Motion by Hogarty, second by Cook, to approve Special exception application for 26 Chittenden Road. Discussion followed. Hogarty noted this property has been for sale for years. This application is a low impact use. Cook noted very similar comments. Chairman Lentz noted this sounds like a high tech business. Mr. Baker noted he has been involved with fiber optics. **PASSED UNANIMOUSLY.**

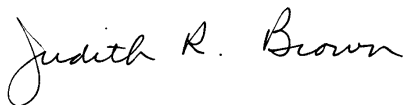
8. Report of Officers and Subcommittees

It was noted the CT Association of Zoning Officials is meeting this week. The Legislature has passed a Bill requiring all commissioners for a certain number of hours of training on Land Use Law every 2 years. An application could be challenged if commissioners don't get the required training.

9. Adjournment

There being no further business, the meeting adjourned at 7:36 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary