

Minutes of Meeting No. 12149 of the Killingworth Planning & Zoning Commission held on Tuesday, September 17, 2024 at 7:00 PM at the Killingworth Town Office Building, 323 Route 81, Killingworth.

HRBRID REGULAR MEETING AGENDA

1. Call to Order

P. McGuinness called the meeting to order at 7:00 PM. Commission members present included Chairman McGuinness, Cook, Warren was seated for McLaughlin, Phelps was seated for Hogarty, Tobelman, Martin was seated for Drew. Others present included Linda Kieft Robitalle, ZEO; Judy Brown, Recording Secretary.

2. Visitors – brief public comments

Sandy Allard, Joyce Mason, Joan Gay. There were no public comments at this time.

3. Minutes of August 20, 2024 Meeting

Motion by Cook, second by Warren, to approve Minutes as corrected noting Phelps had attended the meeting. Unanimously Approved.

4. Communications and Bills

Several bills from Halloran and Sage as listed on the Agenda were reviewed and submitted for payment.

5. Old Business

Final changes to the OWF regulations were reviewed. It was noted the black text is unchanged, the red text has been removed, and the underlined was new. It was decided to leave in the BTU stated under definitions. General Prohibitions language was updated. Existing OWF's were continued to operate as long as they adhere to the permit. These units need to be inspected by the ZEO or Building Official. These revised regulations will be submitted to counsel for review.

6. Zoning Enforcement Officer's Report

ZEO reported on the following activity for the month – 10 zoning permits, 6 certificates of compliance or C.O's. Had discussions with property owners who have their properties for sale. Also discussion with someone regarding Affordable Housing. Lots of site plan reviews. And working on the Regulations. ZEO has also worked on town requirements and definition of floor area. Floor area was reviewed by the ZEO. This needs to be brought up to State code. ZEO will sign up for the CAZEO class on October 21. There is also a CLEAR Program on October 19th. Members can sign up for this and be reimbursed by the town.

7. New Business

a. Preliminary discussion for 253 Route 80, M&M Realty

Gene Garguilo noted he discussed Affordable Housing with the ZEO. He noted there could be 6 units in the front building and there was discussion about how many in the back building. ZEO noted the zoning line runs through the property of 3 acres. This probably needs a zone change. The zone line should be pushed back. The commercial line should be pushed back to the property line. This could be applied for at the next meeting with a plan.

b. SE #387, 141 Route 81, tear down/rebuild non-conforming single family dwelling. ZEO explained the application noting it requires a public hearing. Public hearing was scheduled for October 15th. **Motion by Warren for Brice and seconded by Cook to set public hearing for SE #387 for October 15, 2024. Unanimously approved.**

c. Killingworth Committee on Aging Research on Affordable and Senior Housing

Joan Gay reviewed the Aging Research on Affordable and Senior Housing report. She also reviewed the survey results noting the survey pointed out significant issues with housing. She reviewed income levels. The Committee reviewed Federal, State and research on available Affordable Housing in other towns. Types of assistance were reviewed. There were no specific recommendations at this time. This was a high level view of what is available. It was noted there is funding available. Examples were given. Eligible customers for assistance need to be over 62 years of age. Reviewed available grants. The Killingworth Housing Authority is the Board of Selectmen. Connecticut is one of 18 states with available grants. Gay thanked the Committee members for their help. Affordable Housing in Deep River, Madison, Haddam and Clinton was reviewed.

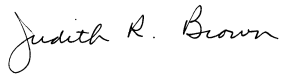
Chairman McGuinness gave an update of the RBF litigation. Bradley noted there will be a court conference this week and Town employees will be deposed. The case has been assigned for the 1st or 2nd week in December. It was noted Kris McKean will advise residences on Patrick Drive.

8. Report of Officers and Subcommittees – none.

9. Adjournment

Meeting was adjourned at 8:17 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary