

Minutes of Meeting No. 12151 of the Killingworth Planning & Zoning Commission held on Tuesday, November 19, 2024 at 7:00 PM at the Killingworth Town Office Building, 323 Route 81, Killingworth.

Commission members in attendance and voting – McGuinness, Hogarty, Phelps seated for Cook, McLaughlin, Tobelman, Warren seated for Drew. Martin was absent.

HYBRID REGULAR MEETING AGENDA

1. Call to Order

Meeting was called to order at 7:00 PM.

Motion by Hogarty, second by McLaughlin, to add under New Business, item 7C, Preliminary Discussion, Bob Doane, for Coy, Roast Meat Hill Road. Unanimously Approved.

2. Visitors – brief public comments – no public comments.

3. Minutes of October 15, 2024 Meeting

Motion by Hogarty, second McLaughlin, to approve October 15, 2024 Meeting Minutes revised as follows – “The applicant said he just wanted to move forward and put a nice house on the property.” Unanimously Approved.

4. Communications and Bills

- a. 3 September Invoices from Halloran and Sage \$240.00, \$9,497.90, and \$1130.00 to be signed for payment by Chairman McGuinness.
- b. October 28th letter from CT River Coastal Conservation District, thanked for contribution.

5. Old Business

- a. Housing regulations being reviewed by counsel.
- b. OWF’s regulations being reviewed by counsel.

6. Zoning Enforcement Officer’s Report

- a. 255 & 253 Route 80, clear cut lot. Garguilo will be in next month with site plan to start solar project.
- b. Farm pond on Roast Meat/Reservoir Road Coy property that was approved by wetlands.
- c. Regulations - need to look at accessory apartment to update regulations, definitions for floor area. Also, parking and new State regulation for EV chargers.
- d. Garguilo property goes thru 2 zones, maybe need a zone change. Look at the map for commercial and industrial zones showing the property lines.
- e. Chairman McGuinness noted the ZEO took the second round of Cascio classes.

7. New Business

- a. **Application #388 -138 Green Hill Road, Site Plan approval for Accessory Apartment**

Applicant wishes to build an accessory apartment for daughter and son-in-law. This is the former Griswold property, 5.8 acres. Separate septic and well. 26 x 36 apartment in garage underneath, 936 sf. Floor area definition was discussed. Wood exterior. Reviewed map. B100 form was submitted. ZEO noted the shower was removed so it is now a ½ bath.

Motion by McLaughlin, second by Hogarty, to approve application as submitted. Unanimously approved.

b. Application #389 – 59+63 Parker Hill Road Ext., Application for Lot Line Revision

Mat Brunelli noted they have a lot line revision request. Lot 63 has 94 acres. They would like to take some acreage from lot 63 and transfer it to lot 59A. Mr. Brunelli noted it makes sense for his client. Everything will be compliant, same amount of sq. ft. and no nonconformity. Driveway will enter from Parker Hill directly. They will need a new permit for the new driveway. The plan is to locate the driveway south of the residence.

Motion by Hogarty, second by McLaughlin, to approve Application #389 for lot line revision as submitted. Unanimously Approved.

c. Preliminary Discussion with Bob Doane re 2 lot Subdivision, Roast Meat Hill

Bob Doane was present on behalf of Jack B. Coy. He noted several months ago they did a 5 lot subdivision of property, 29.8 acres in total. The subdivision previously approved has expired. They would like to claim a 2.9 acre lot on the northwest corner of the 27.6 acres. There is an issue with the frontage of this lot. They don't have 200' of frontage.

The question is is it possible to waive the ratio of rear lots and bump up to 4 acres or waive requirement of frontage. Move the front property line back and it will conform and reduces the the lot area to 2.64 acres of the minimum needed.

Bob Doane noted when he comes back with the subdivision application, he will discuss the open space. He also noted the property in between will become town property. Hogarty noted the piece being cut off and deeded to the town will need to be discussed with town officials. Doane noted he will talk to the Selectmen and have a discussion with the neighbors to the south. Hogarty noted the applicant should pursue this with the neighbors and appropriate town departments and then come back. It was also noted a variance would not be needed.

8. Report of Officers and Subcommittees

a. 2025 Meeting Schedule

Need new meeting schedule for 2025. P & Z has been meeting on the 3rd Tuesday of every month.

9. Update on Running Brook Farms Litigation

The trial management conference was held, Attorney Jack Bradley represented the Killingworth Planning & Zoning Commission. There's a potential for settlement but no attempt was made to settle. Nothing of substance happened. Trial start date is December 10th.

10. Adjournment

Meeting was adjourned at 7:40 PM.

Respectfully submitted,

Judith R. Brown

Judith R. Brown, Recording Secretary

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Joseph Paul M. Perrelli
TOWN CLERK