

Minutes of Public Hearings & Regular Meeting No. 12158
Killingworth Planning & Zoning Commission
Tuesday, February 17, 2026 at 7:00 PM
Killingworth Town Office Building
323 Route 81, Killingworth/Remote Access

Commission Members in Attendance: Paul McGuinness (Chair), Richard Pleines, Geoffrey Cook, Lisa D'Angelo, Mike Drew, Julie Phelps (Alternate/Seated for Thomas Hogarty), Stephanie Warren (Alternate/Via Remote) and Alec Martin (Alternate/Via Remote)

Commission Members Not in Attendance: Thomas Hogarty

Staff In Attendance: Linda Kieft-Robitaille (ZEO), Jamie Sciascia (Via Remote)

Visitors: James Lally, Kristin Hines, John Samperi

Call to Order: The Meeting was Called to Order at 7:00 PM. by Paul McGuinness, Chair.

Seating of Alternates: Julie Phelps seated for Thomas Hogarty.

Stephanie Warren stated that, as an abutting neighbor to Mr. Lally's application, she recused herself from the hearing due to a potential conflict of interest and could participate only as a member of the public.

The Secretary, Geoffrey Cook, read the Legal Notice of Public Hearing into the record.

A Public Hearing and Consideration of Application Special Exception #395, Modification Request - James Lally, Applicant/Owner, 14 Route 80, Killingworth, CT 06419. Property at 14 Route 80, Change of Use for Approved Addition.

Chairman McGuinness opened the hearing; however, due to incomplete abutter notification, the matter would need to be continued to the next regular meeting on Tuesday, March 17th at 7:00 p.m. The Commission agreed to accept public comment from anyone present wishing to speak for or against the application. The applicant was directed to submit revised plans accurately reflecting the proposed building layout, including the relocated handicap parking, ensure proper abutter notification, and incorporate any Fire Marshal comments into the updated plans prior to the continued hearing.

Mike Drew *Moved* and Geoffrey Cook *Seconded* a motion to continue the Public Hearing for Consideration of Application Special Exception #395, Modification Request - James Lally, Applicant/Owner, 14 Route 80, Killingworth, CT 06419. Property at 14 Route 80, Change of Use for Approved Addition until Tuesday, March 17, 2026 at 7:00 p.m.

Motion unanimously passed [6-0-0].

The Public Hearing Closed at 7:04 p.m.

A Public Hearing to approve a text amendment to the Killingworth Zoning Regulations modifying Article IX (Accessory Apartments), including the addition and modification of definitions in Article

II (Definitions). These amendments are in compliance with Connecticut State Statutes and consistent with the Plan of Conservation and Development.

Seating of Alternates: Julie Phelps seated for Thomas Hogarty.

The Public Hearing Opened at 7:04 p.m.

The Secretary, Geoffrey Cook, read the Legal Notice of Public Hearing into the record.

Chairman McGuinness clarified that this was a Commission proposal, not an individual application; and explained the public hearing procedure process.

Ms. Kieft-Robitaille noted that the proposal had been reviewed by legal counsel and discussed by the Commission over several months prior to the public hearing.

- Changes align the regulations with the 2021 state statute permitting ADUs as of right, subject to zoning, setback, and health requirements;
- Terminology updated from “Accessory Apartment” to “Accessory Dwelling Unit (ADU),” with new definitions added;
- Internal consistency improvements made, including zoning permit terminology;
- Size limits established at 1,000 square feet or 33% of the principal dwelling (up to two bedrooms with health approval); larger units permitted on 10-acre lots; ADUs may be up to 1,600 square feet and three bedrooms with health approval;
- RiverCOG and the South Central Regional District reviewed the amendments and expressed no objections;
- Regulations were streamlined overall, with more text removed than added.

The Commission raised no questions.

No members of the public spoke in favor of or in opposition to the regulation.

Lisa D’Angelo *Moved* and Julie Phelps *Seconded* a motion to close the Public Hearing at 7:11 p.m.

Motion unanimously passed [6-0-0].

Hybrid Regular Meeting

Call to Order: The meeting was Called to Order at 7:12 p.m. by Paul McGuinness, Chair.

Seating of Alternates: Julie Phelps seated for Thomas Hogarty.

Visitors – Brief Public Comments: John Samperi, Shore Road, thanked the Commission for addressing his questions during the Public Hearing, stating that he had previously heard that the revisions to the Accessory Apartment Regulations were made to ensure compliance with state requirements, and indicated that he had no further questions at that time.

Communications and Bills:

Chairman McGuinness reported that he circulated an email to the Commission regarding registration for a free two-hour remote webinar on Public Act HB 8002, to be presented by Halloran & Sage on Wednesday, March 11 at 7:00 PM. Commission members were encouraged to attend to remain informed on planning and zoning updates.

a. Clerk’s Invoice

Chairman McGuinness reported that Clerk Sciascia’s invoice was reviewed, approved, and submitted to Director of Finance Regolo for processing.

Approval of Minutes from January 20, 2026:

Mike Drew *Moved* and Richard Pleines *Seconded* a motion to approve the Minutes from the Planning and Zoning Commission Meeting of January 20, 2026 with the following amendments:

1. On Page 4, Under New Business, A. First Bullet Point, Change “Larry” to “Lally”

Chairman McGuinness inquired whether two motions had been made On Page 3, Under Old Business, A. Application #404: Sherry Farquharson, Applicant – SE for Riding Ring. Clerk Sciascia later clarified with Chairman McGuinness that language had been added to the original motion, which required the motion to be amended. As a result, the Commission voted on a single amended motion in accordance with standard parliamentary procedure.

Motion unanimously passed [6-0-0].

Old Business:

- A. Application Special Exception #395, Modification Request - James Lally, Applicant/Owner, 14 Route 80, Killingworth, CT 06419. Property at 14 Route 80, Change of Use for Approved Addition.**

Please see above for the motion to continue the Public Hearing until Tuesday, March 17, 2026 at 7:00 p.m.

Chairman McGuinness reported that, as the public hearing was continued, no discussion or action would be taken at this time. The item will be carried forward to next month’s agenda, at which time the Commission will consider approval upon receipt of all required documentation.

- B. Accessory Apartment Regulation Change**

Following the second public hearing, Chairman McGuinness called for a motion to approve the proposed regulation changes.

Mike Drew *Moved* and Richard Pleines *Seconded* a motion to approve a text amendment to the Killingworth Zoning Regulations modifying Article IX (Accessory Apartments), including the addition and modification of definitions in Article II (Definitions). These amendments are in compliance with Connecticut State Statutes and consistent with the Plan of Conservation and Development.

Discussion - The Commission discussed administrative updates to site plan regulations, including compliance with state requirements and practical adjustments for ADU related changes. It was agreed that site plans should show existing and proposed elevations, contours, and any applicable floodplains or wetlands, and that accessory apartments are included in the site plan definition.

Further, Ms. Kieft-Robitaille also recommended adding in the motion the effective date of April 1, 2026, to allow for the required 15-day notice period in the Notice of Decision.

Richard Pleines **Moved to Amend** and Mike Drew **Seconded** a motion to approve a text amendment to the Killingworth Zoning Regulations modifying Article IX (Accessory Apartments), including additions and modifications to definitions in Article II (Definitions). The amendments comply with Connecticut State Statutes and are consistent with the Plan of Conservation and Development. Site plans under the amended regulations are to show existing and proposed elevations, contours, and any applicable floodplains or wetlands, with Accessory Apartments included in the site plan definition. The effective date of the amendments is April 1, 2026.

Motion unanimously passed [6-0-0].

Regulations:

a. Commercial District

Chairman McGuinness reported that revisions to the Commercial District regulations are ongoing, noting pending state law changes and the unresolved “middle housing” definition. Ms. Kieft-Robitaille stated she is working on the definition and recommended deferring action until the March meeting to allow for further review and consultation with counsel, with a potential public hearing to follow in May.

Zoning Enforcement Officer’s Report:

Ms. Kieft-Robitaille reported that she attended a webinar on farming regulations and noted pending legislation related to farming “as of right,” which clarified state definitions and permitted activities. Ms. Kieft-Robitaille reported increased inquiries and permits regarding property use, and subdivisions. She provided an update on House Bill 151; a public hearing was held with significant opposition. The Commission will continue to monitor the bill.

New Business: None.

Report of Officers and Subcommittees: No Report.

RiverCOG Update: Alec Martin reported that no materials were received from the last RiverCOG meeting, which focused on housing and included a presentation. He and Stephanie Warren noted the expected materials were not distributed; once received, they will be forwarded to the Commission. Stephanie Warren added that key concerns with the proposed housing bill include impacts on smaller towns, commercial districts, and open space.

Adjournment: Chairman McGuinness adjourned the meeting at approximately 7:29 p.m.

Respectfully Submitted,

Jamie Sciascia

Jamie Sciascia
Clerk