

Minutes of Public Hearings & Special Meeting No. 12163
Killingworth Planning & Zoning Commission
Thursday, June 25, 2026 at 7:00 PM - Killingworth Town Office Building
323 Route 81, Killingworth/Remote Access

Commission Members in Attendance: Paul McGuinness (Chair), Geoffrey Cook (Via Remote), Lisa D'Angelo, Julie Phelps (Seated for Stephanie Warren/Alternate), Alec Martin (Alternate/Via Remote), Mike Drew, Richard Pleines **Commission Members Not in Attendance:** Stephanie Warren

Visitors: Angela MacCullum (and husband), Shay O'Brien, John W. Bradley, Jr., Eugene Gargiulo, Linda Kieft-Robitaille (ZEO), and Jamie Sciascia (P&Z Clerk/Via Remote)

Seating of Alternates: Julie Phelps seated for Stephanie Warren.

Call to Order: The hearing was called to order at 7:00 PM. by Paul McGuinness, Chair.

Chairman McGuinness reviewed the public hearing process with the visitors in attendance. The Secretary, Geoffrey Cook, read the legal notice into the record.

A Public Hearing and Consideration of Application #407: Special Exception, submitted by Shay O'Brien, 55 Little City Road, Killingworth, CT, for 206 Unit 2 Route 80, Killingworth, to add services to a barbershop. Services are micropigmentation &/or tattoo art. Section 500-69 of Killingworth Zoning Regulations.

The Applicant, Shay O'Brien, requested approval to expand the existing business to provide scalp micropigmentation for individuals experiencing hair loss and areola restoration tattooing following breast reconstruction surgery.

- Proposed services: 1) Scalp micropigmentation (cosmetic hair restoration for hair loss); 2) Areola restoration tattooing (post-breast reconstruction cosmetic/restorative work)
- Micropigmentation services performed by licensed technician (Lori)
- Appointment-only services which include the following: 1) Separate scheduling from barbering services; 2) Private second-floor setting with locked door during procedures; 3) No structural changes or building expansion; 4) Existing use unchanged; only services added
- The Commission generally viewed services as cosmetic/restorative rather than traditional tattoo parlor use
- Fire Marshal consulted and previously inspected site with no known issues
- Ms. O'Brien clarified tattoo language included only to avoid limiting future cosmetic services

In Opposition: No one spoke in opposition to the application.

In Support of: Angela MacCullum spoke in support of the application, stating that the proposed services would benefit individuals who have experienced hair loss or undergone breast cancer treatment and reconstruction by helping restore confidence.

In Summary: Ms. O'Brien explained that the proposed tattoo services are intended to be strictly one-on-one, private appointments conducted in a discreet, professional setting, not a "parlor" or walk-in style business. She emphasized that all services may include sensitive procedures like hair restoration and areola work, so privacy is important. The goal is to create a respectful, "classy" environment focused on helping clients feel comfortable and confident.

Mike Drew *Moved* and Richard Pleines *Seconded* a motion to close the Public Hearing at approximately 7:16 p.m. Motion unanimously passed [6-0-0].

A Public Hearing and Consideration of Application #408: Special Exception, submitted by Angela MacCullum, 561 Horse Pond Road, Madison, CT 06443, for 183 Route 81, Suite 1 for a Gathering Hall - Entertainment Space.

The Secretary, Geoffrey Cook, read the legal notice into the record. The Public Hearing opened at 7:17 p.m.

The Applicant, Angela MacCullum, presented Application #408 to the Commission as follows:

- Proposed a Gathering Hall/Entertainment Space for small private events, business meetings, and community gatherings.
- Venue would occupy Suite 1 (approximately 1,600 square feet) and accommodate approximately 25–30 guests.
- The applicant stated that approximately 19 on-site parking spaces are available, with additional parking available if needed.
- No commercial kitchen is proposed. Food would be catered or provided by guests, and alcohol service would be provided under the applicant's existing mobile liquor license.
- The space includes an ADA-compliant restroom, storage area, ice machine, and three-bay sink; no structural modifications are proposed.
- The applicant stated that consultations had occurred with the Health Department and Fire Marshal, and all required approvals would be obtained before opening.
- Proposed operating hours were revised during the hearing to 11:00 a.m. to 10:00 p.m., seven days per week.
- Live music or DJs may be permitted for private events.

In Opposition: No one spoke in opposition to the application.

In Support of: 1) Shay O'Brien spoke in favor of the application, stating that the venue would provide a convenient local meeting space for community organizations, such as the Killingworth Lions, and noted that there are limited meeting venue options in town. 2) Amy Roberts Perry spoke in favor of the application, noting that a similar reservation-based use with approximately 20–25 attendees had previously operated at the location.

In Summary: Ms. MacCullum did not provide a closing summary.

Richard Pleines *Moved* and Mike Drew *Seconded* a motion to close the Public Hearing at approximately 7:37 p.m. Motion unanimously passed [6-0-0].

A Public Hearing and Consideration of the following Regulations: To approve a text amendment to the Killingworth Zoning Regulations modifying Article XII (Commercial Districts), 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.

The Secretary, Geoffrey Cook, read the legal notice into the record. The Public Hearing opened at 7:38 p.m.

- Chairman McGuinness stated that the proposed regulatory revisions are required to comply with state statute changes effective July 1, 2026.
- The Commission has been updating the zoning regulations to comply with state law while remaining consistent with the Town's Plan of Conservation and Development.
- Existing permitted uses were discussed as examples of "like uses," and it was noted that future determinations may be made regarding whether proposed uses qualify.
- The Commission reviewed the proposed 35-foot building height standard, noting that it applies townwide to new construction, is measured by average roof height, and does not affect existing nonconforming structures.
- Chairman McGuinness noted that several proposed revisions, including provisions related to density, parking, and housing, are required by state mandate.

- Ms. Kieft-Robitaille explained that the proposed commercial regulation amendments implement Public Act 25-1, add and reorganize definitions, and update the commercial regulations to reflect current statutes and community needs.
- Ms. Kieft-Robitaille reported that the proposed amendments had been reviewed by RiverCOG, Southeastern Connecticut Council of Governments (SCCOG), and legal counsel and were found to be legally sufficient.

In Support of/Questions from the Public: Eugene Gargiulo inquired whether the proposed amendments addressed the multifamily housing proposal he had submitted the previous year. Ms. Kieft-Robitaille explained that the amendments permit multifamily dwellings by Special Exception in Commercial Districts, with the maximum number of units or bedrooms determined by applicable health requirements.

In Opposition: No one spoke in opposition. **In Summary:** No Summary was provided.

Lisa D'Angelo *Moved* and Julie Phelps *Seconded* a motion to close the Public Hearing at approximately 7:52 p.m. Motion unanimously passed [6-0-0].

Chairman McGuinness opened the Hybrid Special Meeting at approximately 7:53 p.m.

Chairman McGuinness recognized the passing of former Commission member and Vice Chairman Thomas Hogarty, noting that he had chaired the Commission's meeting just two months earlier before stepping down due to illness and passed away on June 5, 2026. Chairman McGuinness reflected on Mr. Hogarty's 11 years of service to the Commission, much of that time as Vice Chairman, his distinguished career as a Connecticut State Police Lieutenant, dedication to community service, and devotion to his family. A Moment of Silence was observed in Mr. Hogarty's memory, with thoughts and prayers extended to his wife, Lucinda, and their family. Chairman McGuinness announced that a Celebration of Life would be held on Friday, July 31st, at 10:00 a.m. at the Chester Meeting House, noted that copies of Mr. Hogarty's obituary were available, and circulated a sympathy card for Commission members to sign.

Visitors – Brief Public Comments: None.

Julie Phelps *Moved* and Lisa D'Angelo *Seconded* a motion to move Agenda Item 8B, Killingworth Aging Committee, Preliminary Discussion Regarding Possible Senior Housing on town land located on Lover's Lane to immediately follow Agenda Item 6B. Motion unanimously passed [6-0-0].

Discuss need to fill the Vice Chair position, take nomination(s) and vote to appoint a new Vice Chair for P&Z - (must be an existing full member)

Chairman McGuinness opened the floor for nominations to fill the vacant Vice Chair position, noting that the appointee must be a current Commission member and be willing to serve through the remainder of their term, subject to annual reappointment.

Geoffrey Cook *Moved* and Mike Drew *Seconded* a motion to nominate Richard Pleines as Vice-Chair of the Planning and Zoning Commission. Motion unanimously passed [5-0-0]. *Note: Richard Pleines did not vote, as the matter under consideration concerned his own appointment.*

Mr. Pleines briefly spoke about his professional background and experience working with Planning and Zoning matters.

Approval of Minutes from May 19, 2026

Richard Pleines *Moved* and D'Angelo *Seconded* a motion to approve the Minutes from the Special Meeting of May 19, 2026 as presented. Motion unanimously passed [6-0-0].

Mike Drew *Moved* and Lisa D'Angelo *Seconded* a motion to approve the Minutes from the Regular Meeting of May 19, 2026 as presented. Motion unanimously passed [6-0-0].

Communications and Bills: a. Halloran and Sage Invoices b. Clerk's Invoice

Chairman McGuinness reported that he had approved invoices from Halloran & Sage and Clerk Sciascia's invoice for May. No other communications or bills were received.

Old Business:

A. Application #407: Special Exception, submitted by Shay O'Brien, 55 Little City Road, Killingworth, CT, for 206 Unit 2 Route 80, Killingworth, to add services to a barbershop. Services are micropigmentation &/or tattoo art. Section 500-69 of Killingworth Zoning Regulations.

Mike Drew *Moved* and Lisa D'Angelo *Seconded* a motion to approve Application #407 for cosmetic permanent makeup (micropigmentation), specifically excluding decorative tattoo art, subject to approval from the Health Department and the Fire Marshal, and the issuance of any required permits. Motion unanimously passed [6-0-0].

B. Application #408: Special Exception, submitted by Angela MacCullum, 561 Horse Pond Road, Madison, CT 06443, for 183 Route 81, Suite 1 for a Gathering Hall - Entertainment Space.

Discussion focused primarily on parking availability and pedestrian safety associated with the proposed use. The Commission discussed providing designated parking spaces for existing and future tenants, as requested, to minimize potential parking conflicts.

Mike Drew *Moved* and Lisa D'Angelo *Seconded* a motion to approve Application #408 for a gathering hall/event space, as submitted, with amended operating hours of 11:00 a.m. to 10:00 p.m., subject to Health Department and Fire Marshal approval. **Motion Withdrawn.**

Mike Drew *Moved* and Richard Pleines *Seconded* a motion to approve Application #408 with operating hours of 11:00 a.m. to 10:00 p.m., subject to the following conditions: 1) Approval by the Health Department; 2) Approval by the Fire Marshal; and C) Existing and future tenants shall be provided a reasonable number of designated parking spaces, if requested, to accommodate their business operations. Motion unanimously passed [6-0-0].

B. Killingworth Aging Committee, Preliminary Discussion Regarding Possible Senior

Housing on town land located on Lover's Lane.

Mr. Bill Joyce, Chairman of the Committee on Aging, along with Committee Member Amy Roberts-Perry, presented the Committee on Aging's efforts to identify a suitable site for affordable senior housing, including the potential use of town-owned property on Lovers Lane. The Commission discussed several town-owned parcels, deed restrictions, open space and watershed limitations, and the need to determine whether certain properties could be considered for development. Commissioners advised that additional information, including deed research, an A-2 survey, and wetlands delineation, would be needed before further evaluation. The Commission briefly discussed that an affordable senior housing development may be subject to different statutory requirements than a traditional development, including provisions related to affordable housing applications. Mr. Joyce indicated the Committee would continue its research and return with updates at a future meeting.

C. Regulations:

a. Commercial District - a text amendment to the Killingworth Zoning Regulations modifying Article XII (Commercial Districts), including the addition and modification of definitions in Article II (Definitions)

Geoffrey Cook *Moved* and Julie Phelps *Seconded* a motion to approve the proposed amendments to the Zoning Regulations, modifying Article XII (Commercial Districts), including the addition and modification of definitions in Article II (Definitions), as written, effective July 1, 2026. Motion unanimously passed [6-0-0].

Zoning Enforcement Officer's Report: Ms. Kieft-Robitaille reported that the recently adopted regulations met the required deadline and thanked the Commission and legal counsel for their assistance. She advised that the next phase

of regulation updates would address parking requirements to reflect recent changes in state law and review the affordable housing regulations for compliance with state requirements. The Commission was asked to review the zoning map and provide comments. Ms. Kieft-Robitaille also provided an update on zoning enforcement matters, including temporary business signage on lawns. The Commission discussed enforcement procedures and generally agreed that warnings should be issued before signs are removed.

New Business:

A. Plan of Conservation and Development

Chairman McGuinness reported on the Plan of Conservation and Development (POCD), noting the Commission is beginning its update process. He directed members, especially new ones, to review the existing document online, focusing on the table of contents and introduction, and referenced prior committee membership for context. He stated POCD sections will be assigned to members for review and updates, with volunteers able to take chapters; he will handle the bridges and roads section. He also noted the need to update related maps, including land use and overlay data. Chairman McGuinness referenced a \$3,000 budget for both the current and upcoming fiscal years for mapping or consultant work and encouraged Commission members to begin reviewing materials ahead of the next meeting.

B. Report of Officers and Subcommittees

Alec Martin reported that RiverCOG discussed proposed state legislation that could affect planning and zoning regulations and municipal authority. He stated that he would distribute additional information and provide updates at future meetings.

The Board entered Executive Session at approximately 8:49 p.m.

Executive Session - Discuss Status of Running Brook Farms Litigation:

Chairman McGuinness gave an update on the Running Brook Farms Litigation.

The Board ended Executive Session at approximately 9:12 p.m.

Adjournment:

Chairman McGuinness adjourned the meeting at approximately 9:12 p.m.

Respectfully Submitted,

Jamie Sciascia

Jamie Sciascia
Clerk