

**Minutes of Regular Meeting No. 12165 of Killingworth Planning & Zoning Commission**  
**Tuesday, August 18, 2026 at 7:00 PM - Killingworth Town Office Building**  
**323 Route 81, Killingworth/Remote Access**

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

**Commission Members Not in Attendance:** Mike Drew

**Visitors:** Richard Lamb, Eva Lamb, John Samperi, Sylvia Rutkowski (Via Remote), John W. Bradley, Esq. (Halloran Sage LLP), DW (Unknown Name/Via Remote), Scott Papoosha, Becky Goetsch, Robert Sassi, Scott Kasper, Trent R. Kaisen, Esq. (Halloran Sage LLP), Linda Kieft-Robitaille (ZEO), and Jamie Sciascia (Recording Secretary/Via Remote)

**Seating of Alternates:** Julie Phelps Seated for Mike Drew

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

**Visitors – Brief Public Comments:** John Sampieri, 154 Schnoor Road, commented regarding the Running Brook Farm matter. He expressed his hope that the matter would be resolved and thanked the Board, attorneys, and others involved for all their time and efforts.

**Approval of Minutes from July 21, 2026:** Geoffrey Cook *Moved* and Richard Pleines *Seconded* a motion to approve the Minutes from the Regular Meeting of the Planning and Zoning Commission held on July 21, 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 the invoices from Halloran and Sage, including Sciascia's invoice, were reviewed, approved, and submitted.

**Old Business:** No Report.

**Zoning Enforcement Officer's Report:** Ms. Kieft-Robitaille reported that she has been receiving inquiries regarding lot line revisions and minor property transfers. The Commission agreed that straightforward revisions meeting current zoning regulations may be handled administratively, while subdivisions or more complex applications should be brought before the Commission.

**New Business: A. Review 2018 POCD (Intro. and survey questions only) -** Chairman McGuinness updated the Commission on the required ten-year review and update of the 2018 Plan of Conservation and Development (POCD). He reviewed the statutory requirements and discussed the anticipated update of demographic, land-use, zoning, open-space, and other town data, as well as the use of a community survey to help identify priorities for the next ten years. The Commission discussed beginning the process well in advance of the deadline and the potential use of third-party assistance to update background information. The Commission was encouraged to review the existing POCD and identify sections they may be interested in helping to update. The Commission also discussed considering changes and emerging trends since the 2018 plan, including renewable energy and other issues affecting the Town.

Ms. Warren provided an overview of the survey process used for the previous Plan of Conservation and Development, noting that the survey was distributed to all residences and received an approximately 25% response rate. She discussed the use of Survey Monkey and the potential for RiverCOG assistance with administering the survey. The Commission discussed providing both electronic and paper response options and updating the survey to reflect current community needs and changes in state requirements, including affordable

housing, energy and solar, and housing regulations. The Commission was asked to review the existing survey and identify questions to add, revise, or remove. The Commission noted that the POCD is due in 2028 and agreed that beginning the process now would allow adequate time for completion.

**B. Zoning Regulations/Zoning Map** - Ms. Kieft-Robitaille updated the Commission on potential zoning regulation and zoning map revisions, including Article 18 (Alcoholic Beverages), Article 25 (Communication Towers and Antennas), and Article 10 (Two-Family Dwellings). The Commission discussed repealing or revising outdated provisions, the Siting Council's role regarding communication towers, and incorporating two-family dwellings into residential zoning or establishing an overlay zone, including review of the owner-occupancy requirement. The Commission also reviewed concerns with commercial and industrial zoning boundaries that divide parcels and may limit development, discussing revisions to follow property lines and potentially consolidating the existing commercial zones. Industrial zoning areas, including the impact of the 200-foot roadway setback and wetlands on development potential, will also be reviewed. The Commission was asked to review the regulations and zoning map and identify potential revisions for further discussion at the next meeting.

**Report of Officers and Subcommittees:** No Report.

Geoffrey Cook *Moved* and Stephanie Warren *Seconded* a motion to enter into Executive Session at 7:34 p.m. Motion unanimously passed [6-0-0].

**Executive Session - Discuss Status of Running Brook Farms Litigation:** The Commission discussed the status of the Running Brook Farms litigation and the proposed settlement with Attorney John Bradley and Attorney Trent Kaisen.

Geoffrey Cook *Moved* and Julie Phelps *Seconded* a motion to come out of Executive Session at 8:16 p.m. Motion unanimously passed [6-0-0].

**Approval of Proposed Settlement in the case titled Thomas Talbot ZEO vs Scott Papoosha et al CV 23-6037614:** Geoffrey Cook *Moved* and Richard Pleines *Seconded* a motion to approve the Stipulated Judgment between the Town and Running Brook Farms, as written, and to authorize counsel to execute the stipulated judgment on behalf of the Town. Motion unanimously passed [6-0-0].

**Adjournment:** Chairman McGuinness adjourned the meeting at approximately 8:19 p.m.

Respectfully Submitted,

*Jamie Sciascia*

Jamie Sciascia  
Recording Secretary