**Minutes of Regular Meeting No. 12167**
**Killingworth Planning & Zoning Commission**
**Tuesday, October 20, 2026 at 7:00 PM - Killingworth Town Office Building**
**323 Route 81, Killingworth/Remote Access**

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

**Visitors:** Richard Lamb, Eva Lamb, Tom Conti, Phuc Tran, Patty Blodgett, Paul Blodgett, Yale Badik, Mark Heintzelman, Brian Poirier, Kevin Luneau, Seth (last name unknown/via remote), Linda Kieft-Robitaille (ZEO), and Jamie Sciascia (P&Z Clerk/Via Remote)

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

**Visitors – Brief Public Comments:** Richard and Eva Lamb, Jacob Lane, reported concerns with ongoing disturbances from the short-term rental at 6 Jacob Lane, stating that frequent parties, loud music, late-night noise, excessive traffic, and parking problems have disrupted the neighborhood since approximately New Year's. Mr. Lamb spoke about how the gatherings sometimes exceed 50 people despite the listing's stated maximum occupancy of 11, with up to 23 vehicles and four tour buses reported on the street. He also cited overflowing trash, litter, safety concerns, and activity continuing into the early morning hours. He reported contacting police approximately 25 times and making repeated complaints to Airbnb and the owner without resolution. Mr. Lamb further raised concerns about the property's advertised bedroom count and potential septic and health-code issues. Mr. Lamb urged the Town to establish short-term rental regulations, including permitting, noise limits, minimum rental periods, or a prohibition in residential neighborhoods.

Patty and Paul Blodgett, 21 Jacob Lane, supported the concerns raised, citing excessive traffic, speeding vehicles, late-night noise, and disturbances affecting residents' safety and enjoyment of their neighborhood. Ms. Blodgett offered to research regulations adopted by other towns.

A Jacob Lane resident spoke about his concerns about how the trash is put out on improper days, often exceeds container capacity, and is left along the roadside or blown into neighboring yards. He also cited excessive vehicle traffic.

A Jacob Lane resident spoke about his concerns with how buses are parked on the street and that activity at the rental occurs seven days a week during the summer, not just on weekends, due to amenities including a pool, hot tub, pizza oven, and patio.

The Commission discussed the difficulty of regulating short-term rentals in a rural town with varied property types and considered minimum-stay requirements, noise limits, permitting, and possible restrictions or prohibitions. The Commission discussed enforcement challenges, existing nuisance provisions, potential building-code and safety concerns, and the roles of the Building Official, Police Department, and Fire Department. They noted potential state-law limitations concerning occupancy and parking, as well as the difficulty of addressing disturbances when owners are absent and guests leave before action can be taken. The Commission discussed the property's reported ownership through Jacob Lane Estates, LLC and Stay Well, LLC, with Sean and Jennifer Dwyer identified as principals. The Commission also discussed the distinction between short-term rentals and other lodging operations, including the Killingworth Inn's reported 90-day rental authorization. The Town currently has no specific short-term rental permitting or regulatory system.

Geoffrey Cook suggested residents consider consulting an attorney and sending a formal letter to the property owner documenting the disturbances while the Commission explores regulations. Chairman McGuinness asked

the Commission to send any additional suggestions and research by email to Ms. Kieft-Robitaille for compilation and discussion at the next Planning and Zoning meeting.

Ms. Kieft-Robitaille reminded the Commission to direct all between-meeting communications through her and avoid "Reply All," as email exchanges among members on Commission business may constitute a meeting.

**Approval of Minutes from September 15, 2026:** Stephanie Warren ***Moved*** and Richard Pleines ***Seconded*** a motion to approve the Minutes from the Regular Meeting of the Planning and Zoning Commission held on September 15, 2026 as presented. Motion unanimously passed [6-0-0].

**Communications and Bills:**

a. **Halloran and Sage Invoices**
b. **Recording Secretary's Invoice**

Chairman McGuinness reported that monthly invoices from Holloran and Sage and the Recording Secretary were approved. Holloran and Sage's invoices have decreased as Running Brook Farm winds down, with follow-up remaining on finalizing the stipulation. No executive session was held; one may be considered next month but may no longer be necessary.

**Old Business:**

**A. 8-24 Referral - 13 Parker Hill Rd. Installation of 20'x30' steel shed**

Chairman McGuinness reported that the 8-24 Referral submission contained outstanding questions and missing information. First Selectman Couture, the point of contact for the matter, relayed the Commission's concerns to the group providing the shed and was awaiting additional information.

Mike Drew ***Moved*** and Geoffrey Cook ***Seconded*** a motion to continue the matter of the 8-24 Referral for the Installation of a 20' x 30' Steel Shed at 13 Parker Hill Road to the November 17, 2026 Meeting. Motion unanimously passed [6-0-0].

**B. POCD Survey**

The Commission discussed revisions to the Plan of Conservation and Development (POCD) Survey, focusing on which questions to retain, revise, or remove. The Commission discussed using updated demographic data from sources such as the U.S. Census Bureau and the Connecticut Economic Resource Center (CERC), rather than asking residents questions for which reliable data are available. The Commission agreed to retain the three open-ended questions at the end of the survey. The Commission also discussed adding a question regarding short-term rentals, including the need to define the term and potentially reference platforms such as Airbnb and VRBO. Other topics discussed included artificial intelligence (AI) data centers and sustainable energy. The Commission was asked to submit suggested revisions and additional questions to Ms. Kieft-Robitaille for compilation and review, with further revisions to be considered at future meetings.

**New Business:** No Report.

**Adjournment:**

Chairman McGuinness adjourned the meeting at approximately 8:25 p.m.

Respectfully Submitted,

*Jamie Sciascia*

Jamie Sciascia
Recording Secretary