

**Planning & Zoning Commission 10-19-2021
Tue, Oct 19, 2021 7:00 PM - 9:00 PM (EDT)**

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Access Code: **764-992-669**

MEETING AGENDA

1. Call to Order

Chairman Lentz called the meeting to order at 7:00 PM.

Those in attendance by Go-To-Meeting were Tom Lentz, Dave Gross, Tom Hogarty, Brice McLaughlin, Paul McGuinness. Alternates present included Mike Drew, Alec Martin and Joan Gay.

2. Minutes of September 21, 2021

Motion by Gross, second by Hogarty, to approve September 21, 2021 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors

(a) Running Brook Farms, marijuana – no one from Running Brook Farms was present. Chairman Lentz noted RBF was requesting a regulation to allow a micro-cultivator. ZEO Jefferson noted the Commission can go ahead and decide what it wants to do or tell RB they can submit a regulation to the Commission for review. Brice McLaughlin noted the idea of deferring to address it would be ducking the Commission's responsibilities. ZEO Jefferson noted other towns have created a moratorium in order to review the matter. Chairman Lentz noted a micro-cultivator is fairly innocuous. Maybe it could be worked into the town's current marijuana regulation. Lentz noted the Commission should get RBF to come in and then decide how to proceed.

4. Communications and Bills

(a) Notice to submit 2022 Meeting Schedule.

5. Old Business – none.

6. New Business

(a) 192/196 North Parker Hill Rd.- Laura Lavallee owner for a lot line revision

Jason Nemergut represented the applicant. He reviewed the maps of both properties at 192 and 196 North Parker Hill Road. Chairman Lentz reviewed the letter from the Health Department approving the reduction in lot area and the remaining road frontage. **Motion by Gross, second by McLaughlin, to approve the lot line revision as presented. PASSED UNANIMOUSLY.**

(a) Zoning Enforcement Officer/Wetland Enforcement Officer

Chairman Lentz noted there is a firm providing zoning resources for a number of towns in eastern Connecticut. They currently service Deep River and Chester. John Guskowski has met with Cathy Iino, Tom Hogarty, Dave Gross and Tom Lentz. He is very knowledgeable and was recommended by Torrance Downes. Hogarty noted this is a firm of 2 people who are planners but acting as ZEOs. They are stretched very thin hoping to hire a full time ZEO. The only concern would be availability. They anticipate hiring someone else who is a ZEO/WEO who is retired and wants part time work. First Selectwoman Iino noted it would be a good fit to the town. There is a huge shortage of ZEOs and WEOS. ZEO Jefferson noted this is a quiet time of year and if someone could come in once a week that would suffice. It's usually quiet from now until February. Iino noted perhaps Tom Hogarty would be interested in doing this. She will check with the Town Attorney about a Commission member acting as ZEO. Hogarty agreed to fill in for a couple months. Iino noted she would talk to Mr. Guskowski but the Town will continue to look on its own as well. Hogarty and Gross agreed as well.

7. Zoning Enforcement Officer's Report

Affordable Housing was reviewed as well as the letter from Attorney Marsh. Gene Garguilo's project was reviewed. This is such a small project and not a priority for DeMarco. Everything is falling through the cracks. There was a brief discussion about moving forward. Iino noted the Town does not want to set up a Housing Authority to look at this. The alternative would be to self-regulate. There are very few companies that do this. **Motion by McLaughlin, second by McGuinness, to allow MM Realty Management Company to self-regulate in determination of applications as to their meeting affordable housing regulations. PASSED UNANIMOUSLY.**

8. Report of Officers and Subcommittees

Chairman Lentz asked Judy Brown to submit the 2022 Meeting Schedule.

Motion by McLaughlin, second by Martin, to thank Cathie Jefferson for her 25 years of excellent service as ZEO to the Town of Killingworth. PASSED UNANIMOUSLY.

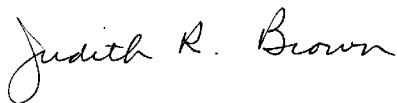
The Commission also thanked Joan Gay for her years of service on the Commission. Joan thanked Cathie Jefferson for her years of service. She noted she has enjoyed working with everyone and it was a pleasure to work with Cathie.

Tom Hogarty noted he had forward information from RiverCog regarding Affordable Housing to members. It was noted the population in Connecticut has been dropping. A report from Don Poland at RiverCog notes housing stock is old and things are stagnant.

9. Adjournment

There being no further business, the meeting adjourned at 8:11 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown".

Judith R. Brown, Recording Secretary