

Minutes of Regular Meeting #1196 of the Killingworth Planning & Zoning Commission Held on Tuesday, April 20, 2021 by Go-To-Meeting.

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Planning & Zoning Commission 4-20-2021

Tue, Apr 20, 2021 7:00 PM - 9:00 PM (EDT)

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MEETING AGENDA

Present: T. Lentz, Chairman
D. Gross
T. Hogarty
P. McGuinness
B. McLaughlin
J. Gay (seated for G. Cook)

C. Jefferson, ZEO

1. Call to Order

Chairman Lentz called the meeting to order at 7:09 PM.

2. Minutes of March 16, 2021

Motion made and seconded to approve March 16, 2021 Minutes amended by adding Joan Gay and Alec Martin to list of members who attended meeting.

3. Visitors – no visitors.

4. Communications and Bills

- (1) Email from Thomas Lentz to Michael Forino Re Village District, dated March 11, 2020.
- (2) Email from Alec Martin to Thomas Lentz Re RPC Survey, dated March 2, 2020.
- (3) Email from S. Warren to Thomas Lentz Re RPOCD Input Worksheet, dated March 6, 2020.
- (4) Email from Representative Jesse MacLachlan to Thomas Lentz Re HB-05135, dated March 11, 2020.
- (5) Email from Thomas Lentz to Representative Jesse MacLachlan Re HB-05135, dated March 11, 2020.
- (6) Letter from Lower Connecticut River Valley Council of Governments to Tom Lentz Re Regional Plan of Conservation and Development Presentation, dated March 9, 2020.
- (7) Email from Paul McGuinness to Mark Branse and Thomas Lentz Re Proposed Legislation.

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- (8) Letter to Commission from Thomas Lentz Re Planning & Zoning Activities, dated 3/26/20.
- (9) Email from Kenneth Slater to Thomas Lentz Re Dining and Retail Executive Order Issued, dated May 13, 2020.
- (10) Email from Richard Roberts to Thomas Lentz Re Governor Extends Executive Orders through February 2021.
- (11) Email from Cathie Jefferson to Thomas Lentz and Judy Brown Re Request for Extension on Grinding Period, dated December 10, 2020.
- (12) Email from Dawn Mooney to Board Chairman & Secretaries Re Freedom of Information Act Guidance.
- (13) Letter from Joseph Dillon to Thomas Lentz Re Ridges at Deer Lake, Phases III & IV, Beaver Dam Road & Buell Hill Road, Road Acceptance, dated February 26, 2021.
- (14) Planning & Zoning Budget as of 2/28/21.
- (15) Note from Mark Branse regarding significant changes in the law pertaining to special permits.
- (16) Explanation of Accessory Apartment Regulation for 3/16/21 public hearing.
- (17) Letter from Joseph Dillon to Cathie Jefferson Re Cranberry Estates Subdivision dated March 9, 2021.

5. Old Business – none.

6. New Business

(a) #360 Site Plan application for an accessory apartment on Green Hill Road
Chuck Mandell, Agent for the applicant of 270 Green Hill Road was present. He noted this was an after the fact permit. An existing garage had been used as an accessory apartment. They are attempting to formalize this and have been to the Health Department. They have an accessory apartment now and attempting to get into compliance. They may demolish the house eventually. It's an historic house. Chairman Lentz suggested putting the apartment into the house and keeping the historic house. **Motion by Hogarty, second by McLaughlin, to approve application as submitted. PASSED UNANIMOUSLY.**

(b) #361 Lot Line Revision of proposed open space, 200 Little City Road, original subdivision Land of Thomas McClure 1999
ZEO Jefferson noted this is an old subdivision submitted for family members. Open Space was shown on the map but wasn't dedicated. They are now selling the lot and it has to be dedicated. Originally the Open Space was to go to the Land Trust. Letter received from the Water Authority. **Motion by Gross, second by McLaughlin, to approve lot line revision. PASSED UNANIMOUSLY.** Chairman Lentz reminded everyone the Open Space has to be dedicated before the mylar is signed.

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7. Zoning Enforcement Officer's Report

ZEO Jefferson reported on the following. Sent out permit log for March. Still dealing with the State and Executive Orders for Covid. LaForesta added on new area without permits. It may have to be removed if over the setback line. Once Covid is over it needs to be removed. The State has expanded outdoor seating until March of 2022 without coming in to the Commission.

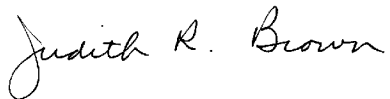
8. Report of Officers and Subcommittees

Road Regulations need some work on the guard rails. Will check with Jacobson & Associates and report back to the Commission next meeting.

9. Adjournment

There being no further business, the meeting adjourned at 7:30 PM.

Respectfully submitted,

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

Judith R. Brown, Recording Secretary