

Minutes of Regular Meeting No. 1197 of the Killingworth Planning & Zoning Commission to be held on Tuesday, May 18, 2021, at 7:00 PM by Go-To-Meeting.

**Planning & Zoning Commission 5-18-2021  
Tue, May 18, 2021 7:00 PM - 9:00 PM (EDT)**

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MEETING AGENDA

Present:	Thomas Lentz, Chairman	Cathie Jefferson, ZEO
	Dave Gross	Cathy Iino, First Selectman
	Geoff Cook	
	Tom Hogarty	
	Alec Martin (seated for Brice McLaughlin)	
	Mike Drew (seated for Paul McGuinness)	

1. Call to Order  
Chairman Lentz called the meeting to order at 7:05 PM. There was a discussion when in person meetings will start again and a location.
2. Minutes of April 20, 2021  
Motion by Hogarty, second by Martin, to approve April 20, 2021 Minutes amended by adding Mike Drew and Alec Martin as attendees. PASSED UNANIMOUSLY.
3. Visitors – none.
4. Communications and Bills  
(1) Letter from Health Department Re #362 Auer.  
(2) #362 Karl Auer, Accessory Apartment, 7 Pond Meadow Road, Application  
(3) #363 Lot Line Revision, Claddagh Ridge Equestrian LLC, Application
5. Old Business – none.
6. New Business

(a) #362 Accessory Apartment – Karl Auer, 7 Pond Meadow Road  
It was noted 712 s.f. meets the requirements and a letter was received from the Health Department that meets the design. The accessory structure is not within the house. Cook noted

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the structure is 10 years old. It is 400 ft. from the main house. It needs a new septic as its too far from main house. Everything is designed properly. The son will live in the apartment. This needs 4 acres unless mitigating circumstances. It is 3.82 acres, short .2 acres. Regulation does have exceptions. This application has a separate curb cut on Route 81 and the elevation is much higher than the house. The Sanitarian has approved this design. **Motion by Cook, second by Hogarty, to approve application as submitted. PASSED UNANIMOUSLY.**

(b) #363 Lot Line Revision, Claddagh Ridge Equestrian LLC  
ZEO Jefferson noted the applicant never followed through with the Equestrian. This application is putting the lot line back to where it was before it was changed. This application gave acreage back to the house that had it originally. Lot 2 is the original configuration. Both lots are for sale. **Motion by Gross, second by Cook, to approve lot line revision application as written. PASSED UNANIMOUSLY.**

7. Zoning Enforcement Officer's Report

ZEO Jefferson noted things are going pretty well. A lot of seasonal stuff. Keeping up with everything.

Chairman Lentz noted there was a permit for a solar panel and asked if this was for a ground solar. If so, it would need site plan approval. Roof mounts require fire department approval.

8. Report of Officers and Subcommittees

It was noted there has been some publicity on the accessory apartment regulation with ZIP06, Source and Killingworth Krier.

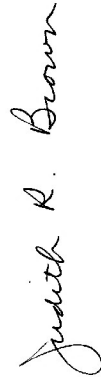
Alec Martin noted the Regional Plan is moving along. They are still accepting public comments.

First Selectwoman Iino noted Section 187.4 Ground Mounted Solar requires site plan approval by the Commission. Roof mounted in all districts is subject to approval by ZEO.

9. Adjournment

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

Respectfully submitted,



Judith R. Brown, Recording Secretary