

**Minutes of Regular Meeting No. 1198 of the Killingworth Planning & Zoning Commission held on Tuesday, June 15, 2021, at 7:00 PM by Go-To-Meeting.**

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**Planning & Zoning Commission 6-15-2021**

**Tue, Jun 15, 2021 7:00 PM - 9:00 PM (EDT)**

Please join my meeting from your computer, tablet or smartphone.

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MEETING AGENDA

Present:	Thomas Lentz (chairman)	Cathie Jefferson (ZEO)
	Dave Gross	Catherine Iino (First Sel)
	Geoff Cook	
	Tom Hogarty	
	Joan Gay (seated for McLaughlin)	

1. Call to Order

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

2. Minutes of June 15, 2021

Motion by Hogarty, second by Gay, to add Cassella under New Business. PASSED UNANIMOUSLY.

Motion by Gross, second by Cook, to approve May 18, 2021 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(a) Letter from Cassella.

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5. Old Business - None.

6. New Business

(a) #363, Running Brook Farms, WiFiCafe, 219 Route 80

ZEO Jefferson noted this application had already been approved. If it doesn't involve any construction, can it be an amendment to an approved Special Exception, or does it require a hearing, etc. Chairman Lentz noted he didn't think the Commission needs to go through the whole process again. It's already approved, but was never done.

Becky and Scott from Running Brook noted they will finally put it in motion this time. They want a very simple area to serve coffee and teas. ZEO Jefferson noted they resubmitted their original application with no modifications. Coffee, tea, hot chocolate. It will be in a retail space. Because its already an approved Special Exception, this can be approved as an amendment.

**Motion by Gross, second by Hogarty, to approve an amendment to an existing application that was previously approved.** Discussion followed. It was noted this would be located in the warehouse side of the building, the blueprint with the application shows the location. Scott noted August/September is the goal in order to capture the fall season with pumpkins, etc. **PASSED UNANIMOUSLY.**

(a) #364, 177 Clinton Street LLC, Drive Thru Dunkin, 177 Route 81, Map 33, Lot 69E

ZEO Jefferson noted this is ready to open but time ran out last month. He needs an extension. All requirements of the Health Department have been met. **Motion by Cook, second by Gay, to grant an extension for 2 years from now. PASSED UNANIMOUSLY.**

7. Zoning Enforcement Officer's Report

ZEO Jefferson briefly reviewed the issue in the Courts regarding Special Exceptions and how long it runs. She noted the Commission should relook at this and decide how to handle it.

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ZEO Jefferson noted a regulation has been passed that we can meet in person or hybrid. Do we want to go back to meeting in person? First Selectman Iino noted they are trying to find a place that is big enough and that has windows. Discussion followed about whether to go back to meeting in person.

It was noted House Bill 1607, Accessory Apartment Regulation, was passed but we already passed our regulation.

Things are going pretty smoothly.

8. Report of Officers and Subcommittees

(a) Historic Accessory Structure

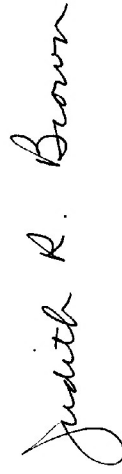
Chairman Lentz noted a resident on Green Hill Road applied for demolition of historic house. Zoning doesn't allow for two houses on a lot. A Delay of Demolition order will be issued for 180 days. Chairman Lentz noted there was a similar situation where the historic house was saved because the Town had a regulation for historic houses in addition to the primary dwelling. If we had a regulation, we might be able to save these historic houses. Should we consider coming up with a regulation. There was discussion about what the historic house would be used for.

Lentz noted this would be a Special Exception, but we need a regulation. The Town of Westport sample was useful, but very long and more than Killingworth needs. Jefferson noted we could ask River Cog about a regulation. Gay noted we may be able to contact the Historic Preservation also. Lentz agreed. We'll see what we can get. We will have 6 months to work on this.

9. Adjournment

There being no further business, the meeting adjourned at 7:36 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "Judith R. Brown". The signature is written in a cursive style with a large, looped initial "J".

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Judith R. Brown, Recording Secretary