

**Minutes of Regular Meeting No. 1199 of the Killingworth Planning & Zoning Commission held on Tuesday, July 20, 2021, at 7:00 PM by Go-To-Meeting.  
Page 1 of 3**

**Planning & Zoning 7-20-2021  
Tue, Jul 20, 2021 7:00 PM - 9:00 PM (EDT)**

To join from your computer, tablet, or smartphone:  
<https://global.gotomeeting.com/join/960528685>

To dial in using your phone:  
[\(312\) 757-3121](tel:(312)757-3121)

Access Code: **960-528-685**

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, Paul McGuinness, Brice McLaughlin, Joan Gay, Alec Martin (seated for G. Cook) and Mike Drew. Others present were ZEO Cathie Jefferson, Attorney Marjorie Shansky, Michael Harkin.

2. Minutes of June 15, 2021

Motion made by Gross and seconded by Hogarty to approve Minutes of June 15, 2021 amended as follows – Delete paragraph (a) Running Brook Farms under New Business, add Paul McGuinness, Alec Martin and Mike Drew to list of attendees. PASSED UNANIMOUSLY.

3. Visitors – Attorney Marjorie Shansky and Michael Harkin.

4. Communications and Bills

- (1) Permit Log
- (2) Invoice from Halloran and Sage, submitted to Gina.

5. Old Business – none.

6. New Business

(a) #364, 177 Clinton Street LLC, Drive Thru Dunkin, 177 Route 81, Map 33, Lot 69E  
Chairman Lentz noted this will be scheduled for a public hearing on August 17, 2021. Attorney Shansky noted this is a Special Exception to add a drive thru land and window to the existing Duncan Donuts. This is in addition to the text amendment approved last year. The application with approved site plans and drawings have been submitted for a public hearing. Chairman Lentz noted it was a very complete application. ZEO Jefferson noted she sent a copy of the application to Jacobson and hopefully they will get their report in. Michael Harkin noted he

**Minutes of Regular Meeting No. 1199 of the Killingworth Planning & Zoning Commission held on Tuesday, July 20, 2021, at 7:00 PM by Go-To-Meeting.**  
**Page 2 of 3**

spoke to Joe Dillon and supplied the information he needed. Chairman Lentz scheduled the public hearing for August 17, 2021.

7. Zoning Enforcement Officer's Report  
ZEO Jefferson reported on the following –

- Permit Log was distributed. Did a lot of permits, but things have quieted down quite a bit. Everything has come to a halt due to the increased pricing of building supplies.
- Bakery on Route 81 has closed but someone else will be taking it over. The new person wants to do cake decorating classes in the evening which is an expansion of use. Does this require a Special Exception or administrative permit. ZEO noted the classes will be Thursday, Friday, Saturday from 7 to 9 PM and no more than 15 people. It was decided this could be done by an administrative permit. Chairman Lentz noted the hours and number of people should be part of the application.
- ZEO Jefferson noted she will be taking some vacation time.

8. Report of Officers and Subcommittees

(a) Historic Accessory Structure

Chairman Lentz noted he sent out the Historic Accessory Structure Regulation awhile ago. Gross noted it seemed comprehensive. Hogarty noted it sounded good, a public hearing should be held and we should get something in place. Chairman Lentz noted he will send it to Attorney Branze for his comments. Paul McGuinness had a question about the 75 years and noted that should be clarified.

(b) Tom Hogarty asked about the shed in front of the Cooking Company. ZEO noted it appeared overnight and she will contact the property owner.

(c) Chairman Lentz noted there are a number of regulations referred to in more than one place and when a regulation is changed, it must be changed in all the other references too. The Commission just changed the accessory apartment regulation and he noticed other places where it's mentioned. Those other places should be changed to comply with the new regulation.

(d) Brief discussion regarding the sale of marijuana. It has been passed by the State but towns can accept or reject it. Lentz noted we have the medical marijuana regulation and no one has applied for it. He suggested members read the current regulation and ZEO can check with other local towns to see what they are doing.

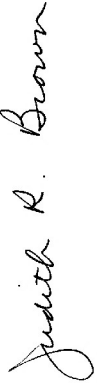
(e) Lentz noted the last parcel in the commercial district is now being cleared of all the trees, probably to show it's available to be built on. A plan was approved years ago with 3 buildings on it.

(f) McGuinness noted LaForesta expanded their deck around the side over the septic system. ZEO Jefferson checked with Amy, Sanitarian, who indicated its okay as long as the Executive Order is in place. However, it's over the setback line. It will be a setback issue with the Executive Order expires.

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