

Minutes of Public Hearings & Regular Meeting No. 12155
Killingworth Planning & Zoning Commission
Tuesday, November 18, 2025 at 7:00 PM
Killingworth Town Office Building
323 Route 81, Killingworth/Remote Access

Commission Members in Attendance: Thomas Hogarty, Geoffrey Cook, Richard Pleines, Lisa D'Angelo, Julie Phelps (Alternate), Stephanie Warren (Alternate) and Alec Martin (Alternate/Via Remote)

Commission Members Not in Attendance: Paul McGuinness (Chairman), Mike Drew

Staff in Attendance: Linda Kieft-Robitaille (ZEO), Jamie Sciascia (Via Remote)

Visitors: Warren Johnson (Via Remote), Chuck Mandel (Agent for Bill Mazzoni), Bill Mazzoni, and Patrick Dooley

Call to Order: The meeting was called to order at 7:01 PM. by Thomas Hogarty, Vice Chairman

The Secretary, Geoffrey Cook, read the Legal Notices of the Public Hearings into the record.

Vice Chairman Hogarty reviewed the Public Hearing application process and steps with the public in attendance.

A Public Hearing and Consideration of Application #403: Thomas Stevens & Associates (Applicant), 200 Green Hill Road, Killingworth, CT 06419. Resubdivision including two driveways and utility easements, one for each lot following the subdivision.

Chuck Mandel presented regarding Application #403, 200 Green Hill Road, in Killingworth. This is a resubdivision including two driveways and utility easements, one for each lot following the subdivision. Mr. Mandel presented the following proposal:

- Applicant proposes a resubdivision of a 14.5-acre parcel to create a 2.53-acre lot for a new residence;
- Owners plan to downsize and build a smaller, single-floor home while keeping the existing house on the remaining acreage;
- The project will share the existing driveway, avoiding new disturbance;
- Wetlands approval has been obtained;
- The design preserves natural topography and minimizes environmental impact;
- Soil testing confirmed favorable sand and gravel soils;
- The new lot meets all zoning and resubdivision requirements;
- Utilities already exist onsite and can be extended to the new lot;
- Wetlands are outside the 100-foot review area;
- Final house and septic locations will require health department approval once plans are finalized.

Commission Questions: None.

In Favor: Mr. Mazzone stated that he plans to sell his current home and build a smaller house on the newly created lot so his family can remain living in Killingworth.

In Opposition: None.

The public hearing closed at 7:07 p.m.

A Public Hearing and Consideration of Application #402: Patrick Dooley (Applicant), Frank and Patricia Dooley (Owners), 15 Bartman Road, Higganum, CT 06441; Property Location: 2 Overlook Farms Road, Killingworth, CT 06419. Resubdivision including two driveways and utility easements, one for each lot following the subdivision.

The public hearing opened at 7:08 PM.

Patrick Dooley presented his Application #402 regarding 2 Overlook Farms in Killingworth. This is a resubdivision including two driveways and utility easements, one for each lot following the subdivision. Mr. Dooley noted the following information:

- The total existing parcel is 5.78 acres;
- Proposal is to split the property into two lots;
- Lot 1 (new lot): 3.5 acres total, 2.2 acres of buildable soil; proposed location for the applicant's new home;
- Lot 2 (existing lot): 2.2 acres total, 2.2 acres of buildable soil, retaining all existing structures;
- Both lots meet the required 200 foot road frontage;
- Both lots meet the 200 x 300' minimum buildable square requirement;
- Original subdivision (1950s Partridge Knoll #1): included a 10-acre farm, grandparents' lot, and subdivision with 10 homes;
- Wetlands approval received last month;
- Deep River Valley Health District approval completed;
- Subdivision exempt from open space dedication due to family transfer of grandparents to grandchild;
- New driveway access for Lot 1 will come from Overlook Farms Road;
- Route 80 access was avoided due to safety concerns and significant ledge/blasting that would be required; An access easement from the Overlook Farms Association has been signed and recorded in their covenants;

Commission Questions: Commission members asked clarifying questions regarding subdivision history and access.

In Favor or Opposition: No members of the public spoke in favor or in opposition.

The public hearing was closed at 7:14 PM.

Hybrid Regular Planning and Zoning Commission Meeting

Seating of Alternates: Alec Martin was seated for Paul McGuinness, and Stephaie Warren was seated for Mike Drew.

Brief Public Comments: None.

Approval of Minutes from October 21, 2025:

Geoffrey Cook *Moved* and Alec Martin *Seconded* a motion to approve the Minutes from the Planning and Zoning Commission Regular Meeting of October 21, 2025 with the following amendment:

1. At the top of Page 2, First paragraph, replace “Numergut” with “Nemergut”.

Motion unanimously passed [6-0-0].

Communications and Bills:

a. Halloran and Sage Invoices

b. Clerk’s Invoice

Vice Chairman Hogarty reported that the P&Z Commission received two invoices: one from Halloran & Sage and one from Clerk Sciascia.

Old Business:

- A. Application #403: Thomas Stevens & Associates (Applicant), 200 Green Hill Road, Killingworth, CT 06419. Resubdivision including two driveways and utility easements, one for each lot following the subdivision.**

Geoffrey Cook *Moved* and Stephanie Warren *Seconded* a motion to approve Application #403: Thomas Stevens & Associates (Applicant), 200 Green Hill Road, Killingworth, CT 06419. Resubdivision including two driveways and utility easements, one for each lot following the subdivision, with no conditions, as presented.

Discussion - The Commission briefly discussed project time frames, with Mr. Mandel indicating that the applicants have a desire to select a plan and begin work in the spring. It was noted that both lots meet all requirements, are not within the floodplain, and have already received approvals from CRAHD and wetlands, leaving no outstanding regulatory obstacles.

Motion unanimously passed [6-0-0].

- B. Application #402: Patrick Dooley (Applicant), Frank and Patricia Dooley (Owners), 15 Bartman Road, Higganum, CT 06441; Property Location: 2 Overlook Farms Road, Killingworth, CT 06419. Resubdivision including two driveways and utility easements, one for each lot following the subdivision.**

Geoffrey Cook *Moved* and Lisa D’Angelo *Seconded* a motion to approve Application #402: Patrick Dooley (Applicant), Frank and Patricia Dooley (Owners), 15 Bartman Road, Higganum, CT 06441; Property Location: 2 Overlook Farms Road, Killingworth, CT 06419. Resubdivision including two driveways and utility easements, one for each lot following the subdivision as presented.

Discussion - The Commission briefly discussed the application, confirming that the Mr. Dooley has received CRAHD approval, wetlands approval, and a recorded access easement from the Overlook Farms Association. It was noted that Overlook Farms Road is a private road, so no curb-cut permit is required. Mr. Dooley explained that there are currently 11 homes within the subdivision and that this proposal would create the 12th, which is the maximum based on the surrounding lots.

Motion unanimously passed [6-0-0].

A. Regulations:

a. Commercial District

Ms. Kieft-Robitaille reported that the commercial district and accessory apartment regulations are still under development and will require further review due to a recently passed State bill. Since the full commission and Chairman McGuinness were not present, she recommended postponing discussion until the next Commission meeting. Ms. Kieft-Robitaille also reminded members that the draft accessory apartment materials had been emailed and asked that any comments be sent to her in advance.

b. Accessory Apartments

Ms. Kieft-Robitaille reported about the progress on the bank housing bill and accessory apartment regulations. She noted that the caretaker apartment minimum lot size had been reduced from 20 acres to 10 acres and that the maximum allowed bedrooms had been increased, three for caretaker apartments and two for regular accessory apartments, subject to approval. Ms. Kieft-Robitaille indicated that the commission would revisit these items next month with the goal of finalizing them, and a public hearing is tentatively planned for February to allow proper notice to River COG and the southern regional authorities, unless a special meeting is scheduled sooner.

Zoning Enforcement Officer's Report:

Ms. Kieft-Robitaille reported that the recently passed housing bill is significantly more complex than prior versions and is still under review. She will distribute the full bill, the synopsis, and the fiscal analysis summary to all commission members upon request. Although the Governor has not yet signed the bill, she expects approval due to his involvement in drafting it.

Geoffrey Cook inquired about an update with the large residential project on Cow Hill Road, to which Ms. Kieft-Robitaille noted that there has been no recent activity and that the situation remains quiet.

New Business:

A. P&Z Annual Report

Vice Chair Hogarty briefly spoke with the Commission about the P&Z Annual Report, which was included in the Commission's meeting packet. Commission members noted it appeared to be primarily a budget document normally handled by the Chairman.

Report of Officers and Subcommittees:

Alec Martin reported that the River COG meeting focused on regional traffic concerns, including recent crashes, accidents, and several dangerous spots on local roads. He explained that many attendees expressed frustration with State level mandates that override local Planning and Zoning authority, particularly regarding residential and commercial zoning decisions. Mr. Martin noted that a town can apply for a four year moratorium on 8-30g if it has built enough qualifying affordable housing units, which could provide temporary relief from the State's affordable housing requirements.

Ms. Kieft-Robitaille reported that several towns have been hit by a scam in which applicants receive fake invoices claiming they must pay more for their zoning or building applications to move forward. The messages look like they come from the town or building department, but they are fraudulent. Although this town hasn't had any cases yet it has been nationwide. Ms. Kieft-Robitaille noted that scammers are pulling applicant names from public agendas. Alec Martin suggested letting applicants know of what's transpiring when they come into Town Hall, and Kieft-Robitaille confirmed that they are. She also noted that the town does not accept credit cards or wire transfers and that applicants should only pay in person.

Adjournment:

Vice Chairman Hogarty adjourned the meeting at approximately 7:29 p.m.

Respectfully Submitted,

Jamie Sciascia
Clerk