

Minutes of Regular Meeting No. 12160
Killingworth Planning & Zoning Commission
Tuesday, April 21, 2026 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/Via Remote) and Alec Martin (Alternate/Via Remote)

Commission Members Not in Attendance: Paul McGuinness, Chair, Mike Drew

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

Visitors: Attorney Genevieve Park-Taylor (Sound Legal, LLC)

Seating of Alternates: Julie Phelps seated for Mike Drew and Alec Martin Seated for Paul McGuinness.

Call to Order: The Meeting was Called to Order at 7:02 PM. by Thomas Hogarty, Vice-Chair.

Vice-Chairman Hogarty reported that this would be his final meeting and advised that Chairman McGuinness will coordinate the necessary agenda items for the next meeting, including consideration of the appointment of an alternate to fill the vacant full member position, a nomination and election for a new Vice-Chair, and consideration of the appointment of an additional alternate member, if needed.

Public Comment:

Attorney Genevieve Park Taylor (Sound Legal, Westbrook, CT), was present representing Chris Parkington, the owner of property at 49 Stevens Road in Killingworth, regarding 45 Stevens Road with concerns related to a permit issued for a forge operation classified as a customary home occupation. The following concerns were noted:

- No notice received by abutting property owner;
- Operation includes anvil and furnace, with reported hammer strikes up to 148 decibels;
- Business advertised as open Mon–Fri, 7:00 AM–6:00 PM, with weekend appointments;
- Alleged violations of zoning regulations:
 - Excessive noise levels vs. allowable limits;
 - Commercial-scale activity not incidental to residential use;
 - Customer traffic and deliveries inconsistent with home occupation definition;
- Potential negative impact on residential neighborhood, including families with young children.

Vice-Chairman Hogarty advised that no action would be taken and directed Attorney Park Taylor that her client needs to file a formal appeal with the Zoning Board of Appeals.

Approval of Minutes from March 17, 2026:

Lisa D'Angelo *Moved* and Julie Phelps *Seconded* a motion to approve the Minutes from the Regular Meeting of the Planning and Zoning Commission of March 17, 2026 as presented.

Geoffrey Cook *Abstained* due to not being present at the March 17th meeting.

Motion passed [5-0-1].

Communications and Bills:

Vice-Chairman Hogarty reported no new communications. Clerk Sciascia’s invoice was received and will be signed and processed accordingly..

Commercial District Regulations/Middle Housing:

Ms. Kieft Robitaille reported ongoing work with consultants IMEG of Hartford, hired by RiverCOG. “Middle housing” is defined as 2–9 units per building and will be reviewed under a summary review process rather than a special permit. Draft standards may include façade articulation, architectural features, landscaping, and affordability provisions. State law requires no parking minimum for developments under 16 units; however, parking location and design may be regulated if provided. Regulations must be applied consistently through site plan review. Ms. Kieft Robitaille reported that a public hearing is anticipated in June, with a July 1st state adoption deadline, though pending legislation could potentially delay implementation until January. Additional state guidance or requirements are expected later in the year, potentially by December. A special meeting may be necessary following the June 16th regular scheduled meeting to accommodate a public hearing and allow sufficient preparation time.

Alec Martin asked whether the “no parking required” standard would prevent the town from setting conditions on parking location if parking is provided. Ms. Kieft Robitaille responded that it would not. She explained that while the town cannot require parking where it is not mandated by law, it may set consistent regulations governing parking location. However, she emphasized that such standards must be applied uniformly and cannot be handled on a case-by-case basis. If parking is provided, the Commission may require it to be located in the rear, provided the rule is applied consistently.

Zoning Enforcement’s Officer Report:

Ms. Kieft Robitaille reported that approximately 15 permits were issued in the past two weeks, including approval of a demolition and rebuild of an existing home over 50 years old, approval of a barn with on-site reuse of cut trees for materials, and a revised pool house proposal initially submitted with a full kitchen and bath but revised to a half bath only after being identified as an accessory dwelling. The Commission noted concern regarding potential future conversion of the structure to a dwelling unit and discussed possible future updates to accessory structure regulations related to size and permitted use.

New Business: None.

Report of Subcommittee Officers:

Stephanie Warren reported on the Regional Planning Committee (RPC) March 23rd meeting, including discussion of House Bill 5155 “An Act Concerning Pesticide Reporting Modernization” and House Bill 5369 “An Act Establishing a Task Force on the Calculation of Affordability in the Affordable Housing Appeals Process”. She noted that the bills are brief and may lack implementation detail. Ms. Warren also reported on an RPC grant funded initiative providing up to 12 hours of consultation per town on affordable housing, conservation, and planning and development strategies, with outreach to local officials expected in the coming months.

Adjournment: Vice-Chairman Hogarty adjourned the meeting at approximately 7:27 p.m.

Respectfully Submitted,

Jamie Sciascia

Jamie Sciascia
Clerk