

Minutes of Special Meeting No. 12131 of the Killingworth Planning & Zoning Commission held on Thursday, January 18, 2024 at 7:00 PM at the Killingworth Town Office Building, 323 Route 81, Killingworth.

SPECIAL MEETING AGENDA

1. Call to Order

Chairman McGuinness called the meeting to order at 7:00 PM. Members in attendance and seated were McGuinness, Hogarty, Cook, Drew, Tobelman, McLaughlin. Alternates present but not seated were Martin and Warren. Phelps was absent.

2. Visitors – brief public comments

Mike Berkun was present. Tom Hogarty noted hybrid meetings require a 48 hour notice.

3. Minutes of December 19, 2023 meeting

Motion by Hogarty, second by McLaughlin, to approve December 19, 2023 Minutes with the following two corrections in names – CAZEO and Amy Roberts Perry. Unanimously Approved.

4. Communications and Bills

Letter was received from ZEO Leo that he has resigned as of January 12, 2024.

Letter was also received from Robert Doane, Doane Engineering, requesting a 180 day extension for filing the mylar for Coy Subdivision.

January 19th invoice from Halloran and Sage.

5. Old Business

a. Public Hearing and Vote – #382 Modification to Special Exception #287 – increase number of previously approved events from six to twelve. **MOVED TO FEBRUARY MEETING.**

b. Subdivision #321 – Jack B. Coy Subdivision – request for extension of filing for the mylar.

Bob Doane read letter into the record requesting an extension for filing the mylar for the Coy Subdivision. This was approved in the Fall with several conditions. It's just a matter of paperwork to file the mylar. Two 90 day extensions can be requested. Extending the mylar time doesn't change any of the conditions. Mr. Berkun noted the subdivision is not formalized until the mylar is filed. It was noted they are asking for 180 days which brings it to July 22nd. Berkun noted they just don't have the mylar ready and don't want to lose time. Hogarty noted the Open Space has to be staked out before mylar is filed in accordance with the Site Plan. Open Space has to be better defined and staked out.

Motion by McLaughlin, second by Drew to approve 180 day extension for Coy Subdivision to file mylar. Unanimously Approved.

6. Zoning Enforcement Officer's Report

It was noted Leo Bombalicki has resigned as ZEO. The position has been advertised. Chairman McGuinness will distribute the ad to Commission members. The job is 19 hours a week. The ad has also been put on the town website and on Cazeo's website. Robin in the Building Department is taking messages and forwarding to appropriate people.

7. New Business

Discussion on outdoor wood burning furnaces (OWFs).

Richard Pleines distributed letter and notes regarding the banning of outdoor wood burning furnaces. There have been numerous complaints in the last 4 or 5 years from neighbors regarding smoke. The State Health Director has indicated there are a lot of health issues. Pleines noted there are a lot of wood stoves going in. There was discussion regarding smoke gasification. Most of these are supplemental heat source. He also noted just because something is EPA certified now, it may not be approved later on. Maybe there should be a 5 year inspection. There was discussion regarding the wood stove list distributed by Mr. Pleines. The Building Department noted there have been multiple complaints about wood stoves. Chairman McGuinness noted the Commission should talk about this some more before making any decision on the ban. Maybe we don't ban but tighten up on the regulations. We should contact similar size towns and see if they have gotten any flack on the banning. Stoves that are already installed will be grandfathered in. McGuinness noted the ban can be as restrictive as we want. McGuinness, Drew and Hogarty will make call to surrounding local towns.

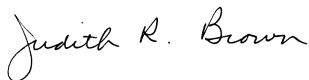
8. Report of Officers and Subcommittees

It was noted Joan Gay will take about a survey that was done regarding affordable housing. This will be on the next meeting, RiverCog.

9. Adjournment

There being no further business, the meeting adjourned at 7:50 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary