

Minutes of Special Meeting No. 12132 of the Killingworth Planning & Zoning Commission held on Tuesday, February 20, 2024 at 7:00 PM at the Killingworth Town Office Building, 323 Route 81, Killingworth.

SPECIAL MEETING AGENDA

1. Call to Order

P. McGuinness called the meeting to order at 7:00 PM. Commission members present included P. McGuinness, Chairman, T. Hogarty, G. Cook, W. Tobelman, A. Martin (seated for McLaughlin) and J. Phelps (seated for Drew). It was noted this was being called a Special Meeting due to the fact the yearly meeting schedule was filed late. S. Warren was also present but not seated.

2. Visitors – brief public comments

Mike Berkin asked who he should communicate with during the month if he has a question. Chairman McGuinness noted Robin in the Building Department is available.

Dana Cote, 28 Patrick Drive, noted they are neighbors of a wood burning furnace and they are not in favor of the OWBF. They can smell the smoke. Other people in the area have health issues. Chairman McGuinness noted the Commission will be discussing this issue later during the meeting.

3. Minutes of January 18, 2024 meeting

Motion by Hogarty, second by Cook, to approve January 18, 2024 Minutes amended as follows – Item 6 – change Cazeo to CAZEO and Item 7 – change sentence 14 to “Stoves that are already installed and properly permitted will be grandfathered in.” PASSED UNANIMOUSLY.

4. Communications and Bills

Three resumes for the ZEO position were received who meet the qualifications. Two have been interviewed for the part time position.

Received invoices from Halloran and Sage, Legal Counsel.

Chairman McGuinness noted the Senior Survey had been emailed to him and he forwarded it to the P&Z members.

Forms came in from the CT Federation of Planning and Zoning Agencies relative to the 76th Annual Conference on March 28. Service Awards information was included. Tom Lentz will receive the life time service award. Geoff Cook, Dave Gross and Paul McGuinness have each served 12 years.

5. Old Business

- a. Public Hearing and Vote – #382 Modification to Special Exception #287 – increase number of previously approved events from six to twelve.

Cook read the Notice of Public Hearing into the record, said notice was published in The Hartford Courant February 8th and February 15th, 2024.

Roger Nemergut reviewed the Statement of Use for 10-12 Fire Tower Road. This is the subject of a Special Exception granted in 2014, 21 acres. This was the subject of a Special Exception granted in 2014 for the first ag-tivities in town. No more than 100 people and 6 events in the calendar year. One event a month starting May 1st and ending October 1st. There have been no issues with this activity. All contiguous land is owned by either the applicant owner, State Forest or Regional District land (undeveloped). The various properties and owners were briefly reviewed. Across the street is also owned by the same owner, King. They have operated very responsibly. This new application is to increase the number of events from 6 to 12, 2 events each month starting May 1st and ending Oct. 31st. There also was a request to increase parking from 100 to 120, but that has been withdrawn. They will be staying with 100 for parking. The Regulations allow for an increase in events, but not parking. Nemergut noted these are primarily weddings. Parties are outdoors. The area for parking was reviewed. The events don't overlap. There is one a weekend. Friday and Saturday ends at 10:00 PM. All other days are 6:00 PM.

Margaret Tobelman and Richard Pleines agreed this is a great idea. No one was opposed to the modification. Alec Martin also noted this is a great idea. It is a self contained situation and parking is off the street. Stephanie Warren noted this was a great asset for Killingworth.

Public Hearing was closed at this time.

Motion by Hogarty, second by Cook, to approve Application #382 as submitted. The B&B has been a good neighbor and asset to the community, great job, and this should be approved. PASSED UNANIMOUSLY.

b. Discussion on outdoor wood burning furnaces (OWFs).

Chairman McGuinness noted a few P&Z members contacted other towns that have OWFs. Portland – banned in 2008. Monroe – none in town, no one has applied but they have ban. Durham – Banned in 2022. Clinton – banned 12 years ago. Haddam – no response. A few dozen towns have bans on these. These don't appear to create any issues.

Cook noted this was discussed at the last meeting and there are OWBF regulations on the books. Chairman McGuinness noted there are options, such as an outright ban or with conditions, such as limiting furnace size and/or parcel size.

Hogarty asked how this would be enforced as we don't have the staff to police it. A lot of money would be spent on enforcing this with litigation. Hogarty noted many of these boilers don't comply, but those now installed and permitted would be grandfathered. Wood stoves and fireplaces are an entirely different thing.

Cook gave an overview of WBF and reasons why people burn wood. Cost is also a reason. Types of fuel are wood, pellets, corn cobs and other types of biomass. These units are typically fireplaces, traditional wood stoves and gasification units. He explained the gasification units. Cook reviewed the various types of wood stoves and their efficiency as well as the gasification units which have been around for 150 years, manufactured in America and Europe.

Existing regulations were reviewed. Holes in the regulations should be addressed and perhaps hold workshops to educate the public. Pleines noted most being installed now are catalyst type. The problem with OWBF is too many inefficiencies. State DEEP says one can't pollute the neighbors.

Hogarty noted the main issue is Outdoor Wood Boilers, but he didn't think there were that many in town. Don't think there would be a big issue if they were banned. Policing and enforcement was reviewed. Hogarty noted this item should be kept on the Agenda as a continuing conversation. Chairman McGuinness noted the Commission should review the regulations and update for ODWF's and wood stoves. The Commission will continue to discuss this subject.

6. Zoning Enforcement Officer's Report – none. Chairman McGuinness, Tom Hogarty and Robin (Building Department) are handling things. Hopefully there will be a new ZEO next month.

7. New Business

a. Joan Gay – Killingworth Senior Survey, Discussion on Housing

Joan Gay, Chair of the Committee on Aging noted the first step was to do a survey of seniors. She worked with RiverCog and tried to make the survey as easy as possible. They received good representation. Online responses were 317 and printed responses were 87. It was noted population is decreasing but seniors are increasing. The Town's POCD provides for affordable housing. Various types of affordable housing were reviewed. There is a huge need for generic affordable housing. Hogarty noted the housing issue should remain on the Monthly Agenda. Planning & Zoning should discuss some of these matters and prioritize them.

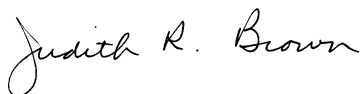
It was noted Alec Martin and Stephanie Warren need to be appointed to RiverCog.

8. Report of Officers and Subcommittees – none.

9. Adjournment

There being no further business, the meeting adjourned at 8:30 PM.

Respectfully submitted,



Judith R. Brown

