

Minutes of Meeting No. 12135 of the Killingworth Planning & Zoning Commission held on Tuesday, May 21, 2024 at 7:00 PM at the Killingworth Town Office Building, 323 Route 81, Killingworth.

HYBRID REGULAR MEETING AGENDA

1. Call to Order

Chairman McGuinnis called the meeting to order at 7:00 PM. Members present and seated were McGuinnis, Hogarty, McLaughlin, Tobelman, Warren (seated for Cook) and Martin (seated for Drew).

2. Visitors – brief public comments

Chairman McGuinness noted the Commission received a 2 page letter with backup material from Michael Burton. The letter indicated he could not attend this meeting but had concerns about trying to get subdivision approvals. Unfortunately this item was received too late for tonight’s agenda and will be discussed at the next meeting.

3. Minutes of April 16, 2024 Meeting

Motion by McLaughlin, second by Warren, to approve April 16, 2024 Minutes revised by making the word Cazeo all caps CAZEO. Unanimously Approved.

4. Communications and Bills

a. Email chain / response from Fire Marshall regarding clearance required around water tank cover at 255 Route 80 at location of solar panel installations, dated May 13, 2024. Fire Marshall letter regarding the water tank cover at 255 Route 80 pertaining to the location of the solar panel installations was reviewed.

b. Email from Tom Hogarty to P&Z Commission Members regarding open registration for CLEAR Land Use Academy on Fair and Affordable Housing Policies on May 17, 2024, dated May 1, 2024.

Email from Hogarty to Commission members regarding registration for the CLEAR Land Use Academy on Fair and Affordable Housing Policies on May 17th was discussed.

5. Old Business

a. Continuation, #384 Special Exception/Site Plan Approval, 255 Route 80, Ground Mount Solar Install.

It was noted the lot line revision was approved last month. An extension of 65 days will be requested at the next meeting for the plans. New plans are being prepared to accommodate the Fire Department. Chairman McGuinness read the Fire Marshal’s letter into the record regarding the water tank fire access. There was discussion regarding the fence and whether it’s in the right of way, and the array structures. The fence description should be put on the plans including back side fencing on northeast corner. Further discussion regarding fire trucks making

the corner and parking. New driveway to the back plans and setbacks should be shown. It was noted they are ready to construct middle of July or August. Discussion on how long project would take. The small scale solar system regulation was reviewed.

It was noted an architect has been hired to review the back lot plans. Haven't pulled any permits yet for that. Hoping to have all the plans for the next meeting, 18 units.

Discussion on whether an extension would be needed. Chairman McGuinness noted an extension should be requested at the next meeting.

Further discussion regarding setback and rights of way.

Chairman McGuinness noted the Commission should be able to approve this at the next meeting. Hogarty asked that all necessary materials be submitted as soon as possible, probably two weeks before the meeting, including a letter from the Fire Marshal.

b. Continued discussion on outdoor wood burning furnaces (OWFs) and review of draft regulations.

Draft regulations will be distributed and discussed at the next meeting.

c. Continued discussion on housing.

It was noted Joan Gay will come in periodically to talk about housing. She will notify the Commission ahead of time.

d. Update on Running Brook Farms litigation

Chairman McGuinness noted this issue has come to litigation. Pretrial meeting was held to see if there was a chance for settlement. No settlement. Trial in September. Trial will go for about a week. The Commission will meet in Executive Session at future meetings prior to trial.

6. Zoning Enforcement Officer's Report

No report as ZEO was attending CAZEO training this week. It was noted 6 administrative zoning permits had been received this month. Working on several zoning permits.

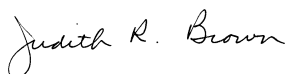
7. New Business – none.

8. Report of Officers and Subcommittees – none.

9. Adjournment

There being no further business, the meeting adjourned at 8:06 PM.

Very truly yours,



Judith R. Brown, Recording Secretary