

Minutes of Meeting No. 12136 of the Killingworth Planning & Zoning Commission held on Tuesday, June 18, 2024 at 7:00 PM at the Killingworth Town Office Building, 323 Route 81, Killingworth.

HYBRID REGULAR MEETING AGENDA

1. Call to Order

Chairman McGuinness opened the meeting at 7:00 PM. Members present included Hogarty, McGuinness, Cook, McLaughlin, Tobelman, Drew. Alternates present included Warren, Martin. Phelps was absent. All regular members were seated.

2. Visitors – brief public comments

Mike Burkun read letter into the record for an approved subdivision. The project was properly engineered. Mr. Burkun noted the reason for this meeting was because of an unacceptable condition. This is a conservation subdivision. He met with Dave Gumbart several times regarding Open Space. Open Space regulations were reviewed. He thanked the Commission for the time and hopefully they will meet approval.

3. Minutes of May 21, 2024 Meeting

Motion by Hogarty, second by McLaughlin, to approve May 21, 2024 Minutes as edited by Chairman McGuinness. Unanimously Approved.

4. Communications and Bills

a. • Invoice from Halloran Sage, received June 6, 2024. Invoice was signed by Chairman McGuinness and submitted to accounting for payment.

b. • Invitation from the Connecticut Chapter of the American Planning Association Housing Forum to attend an all day housing forum on Wed. Sept. 11, 2024 at Hotel Marcel in New Haven, received June 3, 2024.

5. Old Business

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

This application was approved at the last meeting for lot line revision to accommodate this project. This project is a follow up to the lot line revision. Tyler noted the applicant has agreed to grant a 65 day extension. Chairman McGuinness reviewed plans and read the Fire Marshall's letter into the record. There was discussion regarding fencing and tree trimming in the back. The models will be tilted to the south. The majority of the system will be in full sun.

The elevation in the back is lower. Chairman McGuinness noted roof mounted would be less aesthetic and more obtrusive. Tyler noted they like south facing roofs. Both sets of plans should be submitted to the Fire Marshall. Attorney Jane Marsh will be filing the deeds. Tyler will talk to Gene to follow up on this.

Letter from Dennis Campbell, Fire Marshall, dated June 17th was read into the record. This will be continued to the next meeting with the grant of extension. Color plans will be submitted at the next meeting.

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

Cook noted he has updated draft regulations per previous discussions. It was noted the Commission can't sunset existing units. That section should be taken out. Chimney height had to be higher than the roof peak on closest building, but not the owner's. Cook will make changes on draft form and email to everyone. It was noted if someone already has an OWF, they can't be told they can't have it.

c. Continued discussion on housing.
Nothing for this meeting.

d. Update on Running Brook Farms litigation
Chairman McGuinness noted legal counsel has deposed Papucca last week. Planning & Zoning members will be deposed sometime in July.

6. Zoning Enforcement Officer's Report

ZEO noted she attended the CAZEO course during the May meeting. There are no exam results yet.

Since April there have been 12 new zoning permits, 4 Certificates of Compliance and several discussions and phone calls regarding properties for sale. She also met with engineer from Bascom and Benjamin on the solar project. Reviewed lot line application for next meeting. Working on some other complaints.

7. New Business

#386 Lot Line Revision, 68-70 Route 80

Karen Perry noted this is a 3 lot subdivision with shifted lot line revisions. The lots are still conforming. They own 3 properties south of Route 80 – 68 Route 80 is a 3400 s.f. home, there is a 12 acre parcel for a large home, and a smaller home on 3.7 acres including barn. CRAD has already reviewed this file and approved it. The deeds are prepared and will be signed soon. The Chairman noted the plans should show a signature block. It was noted the mylar has been submitted and we should show a stamp block. Chairman McGuinness noted 70 Route 80 is well defined, 66 Route 80 is defined by a label, but the two houses to the right are not clear.

It was noted there is no accessory structure without a primary residence. Lot 1 is 66 Route 80, Lot 2 is 68 Route 80 and Lot 3 is 70 Route 80. It was noted 2A on the plan will be part of 68 Route 80. It was originally part of 70 Route 80.

Chairman McGuinness asked about the blue line. It was noted this was the resurveying and is correct. He also noted he was fine the application narrative. He will sign the mylar and continue with application process.

Motion by Hogarty to approve #386 which takes a nonconformity and brings it into conformity, seconded by Drew. Unanimously Approved.

8. Report of Officers and Subcommittees – no report.

9. Adjournment

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

Submitted by

Judith R. Brown, Recording Secretary