

Minutes of Meeting No. 12147 of the Killingworth Planning & Zoning Commission held on Tuesday July 16, 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 McGuinness, Cook, McLaughlin, Warren (seated for Drew), Phelps (seated for Hogarty) Drew arrived at 7:45 PM but was not seated.

2. Visitors – brief public comments

Scott Kasper, Patrick Drive, spoke about OWF's and proposals for banning in town. If already in place, they could be grandfathered.

3. Minutes of June 18, 2024 Meeting

Motion by Cook, second by McLaughlin, to approve June 18th Minutes with Chairman McGuinness' edits. Unanimously Approved.

4. Communications and Bills

Chairman McGuinness noted an invitation has been received to the Housing and Planning Forum for Wednesday, September 11, 2024. Anyone who wants to go can sign up, pay the fee and will be reimbursed by the Town.

a. 2 Invoices from Halloran Sage, General Legal 11444533 and Papoosha 11444534

5. Old Business

a. Continuation, #384 Special Exception/Site Plan Approval, 255 Route 80, Ground Mount Solar Install. The Fire Marshal has now received updated plans. He noted Planning & Zoning can go ahead with the approval. There was discussion and review of some issues from the last meeting. It was noted this meets all codes and can go forward. Chairman McGuinness noted plans have been filed, deed has been filed and fee paid. This has been done before the 65 day extension time. **Motion by McLaughlin, second by Warren, to approve Application #384. Unanimously Approved.**

OWF Regulations – Geoff Cook reviewed updates to the OWF regulations. Chairman McGuinness noted Scott had mentioned discussion about grandfathering. Counsel has said there can be no sunseting. So sunseting was removed. Anything currently compliant cannot be sunsetted. Cook will update the regulations and email to commissioners before the next meeting. There will need to be a public hearing for this, but not at the next meeting. Any existing OWF's currently in use will be allowed to continue. Much discussion regarding adding wood stoves to this regulation.

6. Zoning Enforcement Officer's Report

ZEO noted she passed the CAZEO exam.

Chairman McGuinness noted September has been set for the RBF trial. All depositions have to be finished before then. Depositions are ongoing. Commission members should go thru emails and forward to Jack Bradley anything relating to this matter, but no agendas or minutes.

ZEO noted 4 administrative zoning permits were issued for sheds and additions. A couple of wetlands issues were dealt with. Also finding documents for Running Brook Farms. Scott Kasper noted going forward it was very difficult to find the history. Everything should be date stamped and pages numbered.

7. New Business

a. Discussion on 101 Papermill Rd, now Pathfinders. (Deer Lake, former Boy Scout property). Is a use permit required. Iino noted this was an existing nonprofit for about 30 years with a small purpose of a wilderness school. This has been repurposed for saving Deer Lake. This is now an organization that runs a camp and preserves property. The camp is still operating the same. There have been a number of public events on the property including the town picnic. There have been occasional weddings and other events that require a tent. They anticipate no more than 5 events a year. The septic has been approved for 250 people. Chairman McGuinness asked Iino if she could formalize something for the next meeting. Drew noted the camp is approved by the State. It was noted no motion for approval was needed. The Commission doesn't feel it necessary to have any special zoning permits. Iino noted community groups use the camp.

b. Jack B. Coy LLC Subdivision Roast Meat Hill Map 28 Lot 59A. It was noted this was approved September 17, 2023 with 3 conditions. The applicant now wants to modify the approval. It was noted Section 8-26 provides that the Commission should have the authority to determine whether this is a Resubdivision or subdivision and should have a public hearing. Attorney Bradley noted this can't be a modification because it's changing the public use on the open space area. They have to reapply as a Resubdivision and a public hearing would be

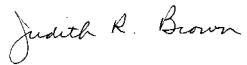
necessary. They have already been given 2 do day extensions which expire before the next meeting. Chairman McGuinness noted this is a moot point as of this meeting.

8. Report of Officers and Subcommittees – none.

9. Adjournment

There being no further business, the meeting adjourned at 8:05 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown".

Judith R. Brown, Recording Secretary