

Minutes of Meeting No. 12148 of the Killingworth Planning & Zoning Commission held on Tuesday, August 20, 2024 at 7:00 PM at the Killingworth Town Office Building, 323 Route 81, Killingworth.

1. Call to Order

Meeting was called to order at 7:00 PM. Members present included Paul McGuinness, Tom Hogarty, Geoff Cook, Bill Toberman, Alec Martin, Stephanie Warren. ZEO was also present.

2. Visitors – brief public comments

Rachel Burdick, 214 Green Hill Road discussed a clear cutting project going on across the street from her. She noted there was excessive noise and vibrations going on the 7th week. They can't stay in the house during the day. Whole house shakes. They are trying to figure out how to manage the noise. She has met with Linda and Eric, but nothing has been done to manage the noise and vibrations. The noise is 75 to 80 decibels during the day from 7:00 AM to 6:00 PM. There was discussion regarding Town and State rules. The owner is also the contractor. There is a wetlands permit but no driveway permit yet and no zoning permit to build a single family home. It was noted there is no track bed. Chairman McGuinness thanked Rachel for bringing this to the Commission's attention. Rachel also noted they don't really care if they make life miserable for the neighbors.

Scott Casper, Patrick Drive, just asked for an update on how things are going with Running Brook Farms.

3. Minutes of July 16, 2024 Meeting

Motion by Hogarty, second by Tobelman, to approve July 16, 2024 Minutes amended as follows: add Tobelman to the list of Commission attendees, and on Page 3 change sentence to read, "They have already been given two 90 day extensions....". Unanimous approval.

4. Communications and Bills

ZEO noted she received a letter from the Town of Durham noting there will be a public hearing for a housing opportunity floating zone.

5. Old Business

a. It was noted the final wording and content for the outdoor wood burning furnaces draft regulations will be distributed soon. There will be a public hearing October 15th.

b. There will be a housing forum on September 11th. The Chairman will forward information shortly to anyone who wants to attend. Attendees should get a receipt and submit it to Gina for reimbursement. Joan Gay noted there will be another report before the next meeting.

c. Running Brook Farms update. Attorney Bradley is currently holding depositions. There will be a trial in October. Anyone who has past emails should forward them to Attorney Bradley. Chairman McGuinness noted he has received communications from neighbors regarding this matter.

6. Zoning Enforcement Officer's Report

Coy Subdivision – ZEO noted they haven't filed the mylars therefore the subdivision is null and void. They will have to start the process over again.

ZEO has met with Gene Garguilo regarding 253 Route 80 regarding new apartment building. A Special Exception application will need to be submitted regarding 500-22A Zoning Regulation to allow 30' between two zoning districts. This will not be affordable housing. They have already gotten wetlands approval. 18 one bedroom units. ZEO noted they should submit their plan and then come in and have a discussion with Planning & Zoning. It was noted accessory apartment are permitted. There was discussion regarding floor area. The Town and State rules don't agree and are not consistent regarding floor area.

Chairman McGuinness noted there will be a ZEO certification 2nd class in the fall.

7. New Business – none.

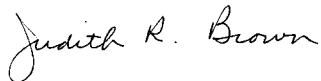
8. Report of Officers and Subcommittees

Nothing currently, no River Cog update.

9. Adjournment

Meeting adjourned at 7:34 PM.

Respectfully submitted,

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

Judith R. Brown, Recording Secretary