

Minutes of Meeting No. 12150 of the Killingworth Planning & Zoning Commission held on Tuesday, October 15, 2024 at 7:00 PM at the Killingworth Town Office Building, 323 Route 81, Killingworth.

Commission members in attendance and voting – McGuinness, Hogarty, Cook, McLaughlin, Tobelman, Phelps, Warren, and Drew. Martin was absent.

HYBRID REGULAR MEETING AGENDA

Public Hearing Special Exception #387, 141 Route 81, Tear Down/rebuild non-conforming single family dwelling. Geoff Cook read the Notice of Public Hearing into the record. Chairman McGuinness explained the hearing process. The applicant will speak in support, the Commission members will ask questions, the public will then ask questions, then the audience will speak either in favor or in opposition. The applicant described the application. They had just bought the property in an estate sale. They took some walls and ceilings out. The main structure is dilapidated. The suggestion was to tear down and start over. The foundation was okay, signed off by the engineer for final structure. ZEO noted the bump out will go to the Zoning Board of Appeals. This has already been for historic review. The existing structure was 1933. This is nonconforming because of setbacks. The applicant pointed out the property on the map. The certified mailings were submitted for the record. The applicant pointed out the wetlands.

No one spoke either in favor or in opposition.

The applicant he just wanted to move forward and put a nice house on the property.

Motion by McLaughlin, second by Cook, to close the public hearing at 7:10 PM.

1. Call to Order

The meeting was called to order at 7:10 PM.

2. Visitors – brief public comments – no public comments.

3. Minutes of September 17, 2024 Meeting

4. Communications and Bills

a. Letter from Town Clerk – 2025 Meeting Schedule

Letter from Town Clerk reminding everyone the 2025 Meeting Schedules are becoming due.

b. Selectman Couture reminded everyone we are just a few years out from updating the Conservation and Development.

5. Old Business

a. Housing – no comments.

b. OWF's

ZEO noted the regulation has been sent to Counsel. Waiting to hear back.

c. Consideration of Application, Special Exception #387, 141 Route 81, Tear Down/rebuild non-conforming single family dwelling

Motion by Hogarty, second by McLaughlin to approve #387, 141 Route 81, as submitted. This is a well documented process. No problem with it. No conditions. Unanimously Approved.

6. Zoning Enforcement Officer's Report

There were six administrative permits. Site plan reviews and people looking to do construction of sheds and new homes. New policy in Land Use Department regarding propane tanks and generators more than 10 feet.

7. New Business

a. Preliminary discussion for 138 Green Hill Road, Accessory Apartment

It was noted the owner has been working with Roger Nemergut in regards to the accessory dwelling. This will be increasing the property value. The plan from 2022/2023 was reviewed. It was for an accessory apartment on 5.8 acres. This was discussed with Tom Talbot at the time. They wanted a 900 s.f. accessory apartment. The floor area was reviewed. Chairman McGuinness noted the floor area is left open to interpretation.

b. Preliminary Discussion, Bob Doane, 2 Lot Subdivision, Roast Meat Hill (Jack B. Coy, LLC)

The applicant has asked this item be moved to the next month.

8. Report of Officers and Subcommittees

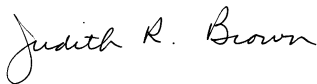
9. Executive Session – Running Brook Farms

The Commission went into Executive Session at 7:40 PM with Commission members and the ZEO and Jack Bradley in attendance. Came out of Executive Session at 8:05 PM. No motions were made.

10. Adjournment

Meeting adjourned at 8:06 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary