

Minutes of Regular Meeting No. 1038 of the Killingworth Planning & Zoning  
Commission Held Tuesday, October 16, 2012, at the Killingworth Town Office  
Building, 323 Route 81, Killingworth, Connecticut  
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Present - T. Lentz, Chairman  
J. O'Brien  
D. Gross  
G. Cook  
B. Fitzsimmons (seated for S. Morgan)

C. Jefferson, ZEO

1. Call to Order

Chairman Lentz called the meeting to order at 7:00 PM.

2. Minutes of Regular Meeting No. 1037 Held October 2, 2012

Motion by O'Brien, second by Fitzsimmons, to approve October 2, 2012 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors

(a) Roger Nemergut - Fire Training Tower Locations

Roger Nemergut noted they are putting together a variance application. Some P&Z members were going to look at the proposed site. It was noted Tom Lentz, Paul McGuinness and Brian Fitzsimmons visited the site. Mr. Nemergut reviewed the location and site plan again. He also indicated the Fire Marshal has been in touch with some of the neighbors to tell them about the proposal. The tower would be 200 feet to the nearest property line and the houses would be another 100 to 150 feet back. It was noted that because the grade is level, the visibility is high. The area is quite a distance from Route 81. Mr. Nemergut noted on rare occasions there would be a burn event, but it would mostly be theatrical smoke. Chairman Lentz suggested the tower be painted either green or brown. It was noted the top of the tower would be 12 feet higher than the pavement of Route 81. Chairman Lentz noted the further back it could go the better, but also noted they would like to have truck access. Mr. Nemergut noted the area would not be paved. Chairman Lentz suggested moving it back south as far as possible. It was noted the 40 foot height is significant because of the new Middle School and the former Pharmedica building which is now apartments. Geoff Cook asked where the funding will come from for this. Mr. Nemergut replied it did not have the answer to that question. Mr. Cook noted if it was a Grant maybe some kind of screening could be included in the Grant application. Jim O'Brien noted if it could be painted a dark color to blend with the background, it wouldn't jump out like something unnatural. C. Jefferson noted the only time it would be seen is when they have lights on and are holding training drills. Mr. O'Brien suggested if height was an issue because it could be dug down a few feet. Mr. Nemergut replied that if you dig down, you would probably hit high

water table. David Gross noted it should probably be as far away from Route 81 and Wolf Hollow as possible. Jim O'Brien noted when the final location is picked to apply for the variance, the location should be staked out.

(b) Roger Nemergut - Farm Tours - Fire Tower Road

Roger Nemergut and Ken Metz were present. Mr. Nemergut explained the proposal is to have farm tours at 12 Fire Tower Road. There were two options discussed at the last meeting. One option would be to do this under education for special classes and to this the property owner would have to partner up with a school and claim non-profit status. The second option would be for the property owner to request a change to the regulations to allow this unilaterally or to ask that the Commission include this in its upcoming draft regulations package it is working on. Mr. Nemergut noted the property owner would prefer not to be a non-profit and not to have this just for them. They prefer the Commission do something with the regulations to include this type of activity.

Ken Metz noted he lives on the property. They do specialized farming (mushrooms, ginseng, ornamental Christmas trees, etc.). The tours would be given to schools between the hours of 10 AM and 2 PM. They anticipate two buses a week but could have as many as four if this become popular. A plan of the property was reviewed - vehicular circulation (primary and secondary), greenhouses, hiking trails. They reviewed a description of the property and what is in the different areas. Mr. Metz reviewed the several ways the farm could be used for classes having to do with wetlands interaction, etc. They also have a hydroponic garden, beehives, specialty bird breeding, hiking trails, maple sugaring. Metz noted these are just some of the ideas they are working on. They could also have conservation ecology bio walks which would make it different from other touring farms and how it all works with nature and wetlands.

Chairman Lentz noted there is no frame work right now to approve this type of activity. Sample regulations have been obtained from other towns. The Commission will work on incorporating this into the upcoming draft package of regulations. If the regulation gets passed, then the applicant could apply for their specific uses.

(c) Tim Gannon, Parmelee Farmhouse

Tim Gannon presented plans for the Parmelee Farmhouse - Toilet Room Building. This building would accommodate 125 people and anything over that amount would require bringing in portable toilets. Ninety percent of events at Parmelee don't go over

that amount. This would be a new structure that would go at the end of the slab currently there. The Board of Selectmen have appointed Richard Leighton as Clerk of the Works who will be doing the plans. Mike Milano will donate the labor for the electrical and well trenching. Maura Esposito will have a test hole dug. It was noted this project would require the following approvals - sanitarian, wetlands, site plan and municipal improvement. There will also be an option for heat if necessary.

4. Communications and Bills

(a) Copy of Planning & Zoning Commission Budget as of October 3, 2012.

(b) Letter from Cathie S. Jefferson, ZEO, to Lussier & Sons Septic Service LLC dated October 16, 2012 Re 32 Chittenden Road.

5. Old Business - none.

6. Zoning Enforcement Officer's Report

C. Jefferson briefly reviewed letter to Lussier & Sons Septic Service regarding a septic system repair at 32 Chittenden Road that resulted in the clogging of a northern catch basin due to run off from a temporary access constructed without permits from the Town of Killingworth. Mr. Lussier was supposed to fix the problem and contact Walter Adametz, Public Works Foreman, but has not done so to this date.

7. New Business - none.

8. Report of Officers and Subcommittees

(a) Draft Regulations

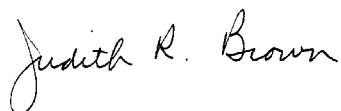
Chairman Lentz noted he emailed everyone a copy of the North Stonington's Ag-tivities/Agritourism regulations. Paul McGuinness had made some changes which looked good. He suggested taking out equine enterprises as that was already covered in our regulations. He also noted the preference would be not to allow any sound systems. This would be permitted as of right which would mean it would be a General Principal Use and no hearing would be required. C. Jefferson noted the Commission would have to determine how it wants to establish this type of agricultural operation - General Principal Use for municipal and non-profit and Special Principal Use for private. Chairman Lentz pointed out the regulations do not have a definition for farms. State Statutes define a farm. Chairman Lentz noted he would add this to the package of draft regulations being worked on.

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9. Adjournment

There being no further business, the meeting adjourned at 7:55 PM.

Respectfully submitted,

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

Judith R. Brown, Recording Secretary

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|-----|--------------------|---|
| cc: | Town Clerk         | Conservation Commission                   |
|     | Board of Selectmen | Inland Wetlands & Watercourses Commission |
|     | Commission Members | Public Works                              |
|     | C. Jefferson       | William Howard, Esq., Commission Attorney |
|     | R. Leighton        | Joseph Dillon, Town Engineer              |