



Fire Chief Wright noted this would be non-toxic smoke. They make their own theatrical smoke. They can generate as much as they want, it is non-toxic and disperses very quickly. They will not be generating tons of black smoke. Most of it is white smoke. He further noted the only water runoff will be water from the trucks. They won't be generating soot that will fall on anyone's house. There will be no real fires in this building. When they need to train with real fires, they go to the Connecticut Fire Academy. There will be no propane tanks. The objective is to work inside a structure and practice rescues out windows. They drill twice a month, maybe 15-16 times a year. There may be an occasional drill on a Saturday.

J. O'Brien asked if other towns might request the use of this building. Chief Wright replied they could and it would be up to the fire company as to whether to let anyone else use it. O'Brien asked if the people from Wolf Hollow would see when it is in use. Chief Wright replied they would only see white smoke, no fire. There would be power in the building, no facilities and no gas. The structure would be built of concrete block.

They reviewed the terrain in that location.

Chairman Lentz suggested that between now and next meeting everyone take a look at the site. This could be discussed at the next meeting and be on the agenda. If there is no objection to this new location, they could go ahead with the ZBA application for a variance.

Mr. Nemergut noted the only two issues are power and access. There would be some site clearing costs.

There was a brief discussion regarding how close the houses were on Fox Run. Mr. Nemergut will take a look at the topography.

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

Roger Nemergut noted this is in reference to the former Falvey property on Fire Tower Road. The new owners recently got approval for a Bed & Breakfast. They have two lots - one is 17 acres and the other is 4 acres. They currently do farm activities - maple sugaring and mushroom growing. They are interested in doing eco farm tours. The proposal is for one tour per day of about 30 people between the

hours of 9:00 AM to 3:00 PM and only two tours per week. They would not sell any merchandise, no food service, no over night stays. The bus would come in and leave once the tour is completed. Mr. Nemergut noted there is nothing really in the regulations to cover this. The tours would be week days only, nothing on the weekends. Brian Fitzsimmons asked if there would be any impact to wetlands. Nemergut replied no. They have been growing shiitake mushrooms now for about 2 years and have been marketing them to the Chester Market. Chairman Lentz noted farming is definitely permitted, but there doesn't seem to be any regulation for this type of activity. C. Jefferson asked if it might fall under educational. Lentz noted the concern would be the number of people. Mr. Nemergut noted this property is surrounded by State Forest and Water Company property. Lentz noted this would be a commercial use in a residential zone. Perhaps there could be some kind of a partnership with a University and it could be classified as a school. S. Morgan asked if there would be one bus and other cars. Nemergut noted he would get the answer to that question. Both Lentz and Jefferson suggested maybe there should be a new regulation for to cover this. It would be by Special Exception. There was discussion as to whether this might be a non-profit 501C3. Mr. Nemergut will talk with the property owners and get further information.

#### 4. Communications and Bills

- (1) Letter to Charles Edwards, 202 Old Deep River Turnpike, from Cathie S. Jefferson, Zoning Enforcement Officer, dated 9/28/12 Re: Commercial Vehicle - CEASE & DESIST.
- (2) Letter from Richard E. Leighton, Code Official, to M&M Realty Holdings LLC, dated September 21, 2012, Re 257 Route 80, Concerns.
- (3) Letter from Richard E. Leighton, Code Official, to Andrew S. Disilvestro, Jr, dba Grade A Home Improvement, dated September 25, 2012, Re 7 Blue Hills Road, Inquiry-Complaint.
- (4) Notice of Code Violations from Richard E. Leighton, Code Official, to Ricky H. Belansky, dated September 22, 2012, Re 16 Dogwood Knoll, Improper Electrical Service Installation.
- (5) Planning & Zoning Commission Budget as of October 1, 2012.
- (6) Memo from Town Clerk to Planning & Zoning Commission dated September

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28, 2012 Re 2013 Meeting Schedules

(7) Permit Log for September was distributed.

5. Old Business - none.

6. Zoning Enforcement Officer's Report

ZEO Jefferson noted she has not received the return receipt back yet for the Cease & Desist Order sent to Charles Edwards.

ZEO Jefferson noted she spoke to the individuals on Parker Hill Extension again about subdividing. They are rethinking the issue of the road.

7. New Business - none.

8. Report of Officers and Subcommittees

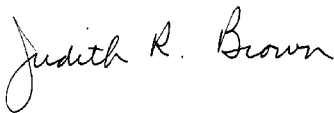
(a) Draft Regulations

Chairman Lentz noted the Housing Partnership was going to come tonight but canceled. Lentz distributed a copy of the Recommendations in the Town Plan of Conservation & Development, 2008-2018 along with newly adopted regulations in preparation for the visit from the Housing Partnership.

9. Adjournment

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

Respectfully submitted,



Judith R. Brown, Recording Secretary

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

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