

Minutes of Regular Meeting No. 1035 of the Killingworth Planning & Zoning Commission Held on Tuesday, September 4, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
Page 1 of 3

Present: T. Lentz, Chairman
J. O'Brien
S. Morgan
D. Gross
R. Davis
G. Cook
C. Jefferson, ZEO

1. Call to Order

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

2. Minutes of Regular Meeting No. 1034 Held August 21, 2012

Motion by Gross, second by Morgan, to approve August 21, 2012 Minutes as written.
PASSED UNANIMOUSLY.

3. Visitors

(a) Tim Gannon - Parmelee Farm Update

Tim Gannon noted he would like to update the Commission on the progress at Parmelee Farm. The roof on the cinder block building is complete. They are going to be working with the architect to come up with a bidder for the STEAP Grant and negotiations are under way with that. The Farmhouse will get underway very soon, hopefully by the end of the month.

The Selectmen conditionally approved the low bidder today, Noble Construction. The architect will be working with them.

The next thing is to try to get the public restroom situated on the property. There was always a plan to do a restroom but just didn't know where to put it. This will be an ADA bathroom for the Historical Society. They will bring in portable toilets for any big event. They are planning to do two toilets each side plus proper sinkage. Plans should be ready shortly, but it will be a very simple set up. They will talk to the Sanitarian to work that out. Mr. Gannon noted they hope to rebuild the red barn if there is money available. This is in the Master Plan. The restroom would be right at the end of the concrete pad or in that general vicinity so it would be almost attached to the red barn. They felt that location was centrally located. It needs to be situated where it can be attached to the system.

Mr. Gannon noted they hoped to get the stone barn electrified and bring power down to the pole barn and restroom.

There was discussion regarding the electrical service.

Mr. Gannon noted they want to plan for solar on the pole barn roof.

Mr. Gannon reviewed the use of the dug well in the past. If the existing well doesn't work, they will have to investigate putting in a new well.

Chairman Lentz asked if they had an engineer. Mr. Gannon replied not yet. Lentz noted they will need an engineered plan as there is a lot going on there. Mr. Gannon noted they felt that between the Sanitarian, the Building Official and Mike Milano, everything could be worked out without an engineered plan. Chairman Lentz noted the Commission needs to know that what is being done is done properly and protects the public health and safety. Mr. Gannon noted he has a meeting scheduled for Thursday with Mr. Milano and Dick Leighton at the property to review things.

Mr. Gannon noted he just wanted to make the Commission aware of what is going on and that they will be coming back in the future. Chairman Lentz noted the overall plan seems fine.

Mr. Gannon also noted they will be meeting with CL&P to work out what their requirements would be.

4. Communications and Bills

(1) Clinton Planning & Zoning Commission Agenda for September 10, 2012.

(2) Correspondence from Clinton Planning & Zoning Commission re public hearing on October 1, 2012 for Proposed Amendment to Zoning Regulations AR 12-131 (temporary and limited Moratorium).

(3) Correspondence from Clinton Planning & Zoning Commission re changes to Sign Regulations.

5. Old Business

Chairman Lentz asked if there were any comments regarding Parmelee Farm. Jim O'Brien noted a lot of stuff is code stuff until you get to the septic system which will probably require an engineered plan. Chairman Lentz reiterated they will need a plan to come before this Commission. C. Jefferson noted she advised Mr. Gannon

Minutes of Regular Meeting No. 1035 of the Killingworth Planning & Zoning Commission Held on Tuesday, September 4, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
Page 3 of 3

they will need a plan showing separation distances, test hole data, etc. The Sanitarian can probably assist with this. C. Jefferson also advised Mr. Gannon they should think about infrastructure now for any expansion in the future.

6. Zoning Enforcement Officer's Report

Permit log for the month of August was distributed.

C. Jefferson advised a subdivision application on Parker Hill Road Ext. will be coming in shortly. There are two other small subdivisions coming shortly, one on River Road and one on Paper Mill.

C. Jefferson noted she received a complaint about poultry. Brief discussion followed.

7. New Business - none.

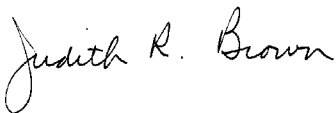
8. Report of Officers and Subcommittees

Chairman Lentz noted he sent the Sign Ordinance to the Selectmen. This will be on the BOS next meeting agenda. Chairman Lentz will attend that meeting.

9. Adjournment

There being no further business, the meeting adjourned at 7:35 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