

Present - T. Lentz, Chairman
J. O'Brien
S. Morgan
D. Gross
G. Cook
B. Fitzsimmons (seated for R. Davis)
P. McGuinness (non-seated alternate)
J. Reisman (non-seated alternate)
C. Jefferson, ZEO

1. Call to Order

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

2. Minutes of Regular Meeting No. 1042 Held January 15, 2013

**Motion by Morgan, second by Cook, to approve January 15, 2013 Minutes as written.
PASSED UNANIMOUSLY.**

3. Visitors

(a) Roger Nemergut – Fire Department Training Facility

Roger Nemergut gave an update regarding the Fire Department Training Facility. He noted they will need a variance for the tower height, but before they do that they would like to be sure the location is okay. They have come up with a new location which is about 100 feet back. In addition the Fire Chief has sent out letters to about six of the nearest neighbors explaining the project and that a variance would be needed. There has been no response from these neighbors to date. Mr. Nemergut reviewed the new location on the map. The new location is about 400 feet from the back property line on Wolf Hollow Lane. It is about 500 feet to the property line to the south. They are outside the upland review zone with the building and the access. He reviewed the building and parking. Mr. Nemergut reviewed the elevation noting probably the top 8 feet would be seen from the road. He noted the field corners have been red flagged and urged members to take a look at the new location. Mr. Nemergut also noted he spoke to Walter Adametz from Public Works and this location is far enough away not to interfere with Public Works. Chairman Lentz noted this location is a big improvement and this is back as far as it can go now. He urged members to look at the location.

(b) Jay Berredino – new owner of former Holly Loft, 163 Route 81

(c) Attorney Mike Cronin for Gene Gargiulo

Neither Mr. Berredino or Attorney Cronin were present.

4. Communications and Bills

(1) Letter from Cathie S. Jefferson, ZEO, to John Pertucelli, 50 Spencer Hill Road, dated 1/25/13, Re Storage of Commercial Vehicles.

(2) Field Report from Nathan L. Jacobson & Associates dated 1/17/13 Re Site Inspection at

Ridges of Deer Lake Subdivision – Beaver Dam Road.

(3) Planning & Zoning Commission Budget as of 2/1/13.

(4) Notice of CT Federation of Planning & Zoning Agencies Annual Meeting.

(5) Letter from Maura A. Esposito, Director of Health, to Danilo A. Colonia, Park & Recreation Commission Chairman dated January 24, 2013 Re Health Department Review of Sheldon Field Renovations.

(6) Letter from Richard E. Leighton, Code Official, to Killingworth Planning & Zoning Commission dated January 20, 2013 Re Proposed Renovations Sheldon Field, Accessibility Review & Comments.

(7) Letter from Richard E. Leighton, Code Official, to Killingworth Planning & Zoning Commission dated January 20, 2013 Re Proposed Renovations Sheldon Field, Fire Department Review & Comments.

(8) Application #281, Town of Killingworth, Parmelee Farm – Municipal Improvement for Toilet Room Building.

(9) Notice of CT Land Use Law Seminar at Wesleyan University on Saturday, March 16, 2013.

5. Old Business

(a) Municipal Improvement #281, Sheldon Field Renovations, Route 80
Chairman Lentz noted this application was not accepted at the last meeting.

6. Zoning Enforcement Officer's Report

C. Jefferson noted the Cease & Desist letter to John Pertucelli (noted above) was from a complaint she received this past summer. This is a home owner who has a lot of construction equipment on the property. At that time they had a long discussion about funding etc and he was going to remove most of the equipment except for a few things he was going to use for farming. He was also going to submit an application for a barn to store some of the farming equipment. To date, nothing has happened and the equipment has reappeared. The neighbor sent Ms. Jefferson some pictures which clearly indicates this equipment is not being used for farming. She has not heard back from Mr. Pertucelli. Ms. Jefferson noted if the property owner ignores this situation, it can then be turned over to the Commission attorney.

C. Jefferson noted she spoke with Scott Papoosha who has contracts with both the DEEP and FEMA to do clean up work at the shoreline after the hurricane. As part of this permit and contract, he is allowed to put this on the site. Jefferson explained to Mr. Papoosha that he still needed permission from the Commission to put the material there. Mr. Papoosha has promised that the material would be gone by the

end of February.

C. Jefferson noted she spoke with Attorney Bill Howard regarding Bethke Field. He noted this would be no different than a temporary easement. It should be listed on the agenda and voted on with a specific time frame, there shouldn't be any issue with changing the use on a Special Exception.

C. Jefferson noted Attorney Cronin was not present but was going to come in to talk about changing Gene Gargiulo's building to all residential.

C. Jefferson noted Jay Berredino bought the former Holly Loft and was going to talk about development of the lot next to the Holly Loft, but it was premature. They are still doing test holes. Mr. Berredino has been talking to people around town as to what they would like to see at this location. It appears people would like to see a small grocery store, market type business. Mr. Berredino wants to discuss the 5000 square feet restriction. Chairman Lentz noted the building can't be larger than 5000 square feet.

7. New Business

(a) Municipal Improvement #281, Parmelee Farm Public Restrooms, 465 Route 81

Chairman Lentz noted there is a municipal improvement application for Parmelee Farm Public Restrooms. He indicated the necessary approvals have been obtained from Inland Wetlands and Director of Health. He commented it was nice to see a completed application.

Roger Nemergut and Tim Gannon presented the application.

Roger Nemergut explained this application was for public restrooms 24' x 24' one story structure. He reviewed the roof and siding materials. Elevations were included in the application. Nemergut reviewed the location of this structure on the Parmelee Farm property. This building will go at the east end of the concrete slab. Nemergut explained in addition to the building there would be a septic system on the south side of the building. He reviewed proposed parking and well location, as well as electrical hook up.

Mr. Nemergut reviewed the Comprehensive Statement of Use which explained small events, medium events, large events and town wide events. He noted the septic system has been designed to handle a large event of about 100 people. They would also bring in port-o-lets. He noted parking would be supplemented by use of the adjacent Middle School.

Mr. Nemergut noted this building would have its own water supply. There was discussion regarding the installation of electric power. It was noted at some point in the future they hope to be able to install solar power.

Chairman Lentz reiterated the necessary department approvals have been obtained.

Motion by Gross, second by O'Brien, to approve Municipal Improvement #281 as presented. PASSED UNANIMOUSLY.

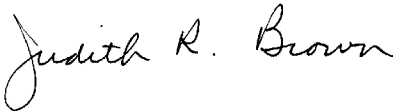
8. Report of Officers and Subcommittees

There was discussion regarding proposed farm activity use regulations. Accessory use to a vineyard was reviewed.

9. Adjournment

There being no further business, the meeting adjourned at 8:00 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