

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

1. Call to Order

Chairman Lentz called the meeting to order at 7:01 PM.

2. Minutes of Regular Meeting No. 1044 Held February 19, 2013

Motion by Morgan, second by Cook, to approve February 19, 2013 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors

(a) Sharlene and Karl Kieslich – Activities Regulation

Mr. Kieslich noted they are looking to create a vineyard, agritourism concept in Killingworth. He indicated Agritourism is a big concept of farming and vineyards. One stays on the property and experiences the farming activities, whether it be grapes or corn or whatever is being grown. It is an agricultural concept. Mr. Kieslich reviewed photos of existing conditions and proposed conditions for Wolf Run Vineyards. He indicated the main house will stay the same, no additions. The existing barn would be remodeled and converted into a wine tasting room. There is also another large barn that would be converted into a private event space. It was noted there is one small cottage on the property. They would like to add two more small one bedroom cottages and a Chapel. Mr. Kieslich noted phase 2 would consist of building a new owner's residence. Initially they would stay in the Farm House. The Farm House would be used for operations of the farm and offices. It currently has 3 bedrooms. When the owner's residence is built, those bedrooms would be converted into 3 overnight suites. The two car garage would be for storage of the wine and vats. Mrs. Kieslich noted the barn for the Private Event Space has two levels. The upper level would be Private Event Space and the bottom level equipment storage, wine storage, etc. Mr. Kieslich reviewed the parking area which is buffered by large arborvitae so not noticeable to anyone on the vineyard or surrounding homes. The Aerial Map showing proposed use of the property was reviewed. This map showed surrounding properties and distances to residences. It was pointed out noise levels from the event space would not be a concern. Mr. Kieslich reviewed a comparison aerial maps from vineyards in Clinton and Stonington which were much closer to the surrounding neighbors. He reviewed the intended use of the 22 acre property. Initially there would be 6 to 8 acres of grapes with some fruit trees. Additional acres will be planted as needed and budget allows. He reviewed the use of the Wine Tasting Room, Farm House, Farm Cottages, Private Function Room, Garden and Chapel. The cottages would be for temporary stays, weekends or no more than a week. Guests would stay here and experience New England and the vineyard. They would like to renovate the

existing cottage and build two more small cottages. There will be no living quarters in the Private Function Space. Mr. Kieslich noted he and his wife are the owners, will live on the property and be involved in all operations. He reviewed their experience in the hospitality industry.

Chairman Lentz noted based on the existing and proposed regulations, a fair amount of the proposal would be allowed but not all of it. He noted separate cottages are not allowed, although the Commission is working on a regulation that would allow one accessory apartment in a detached building. The additional cottages would not be allowed. The Commission allows for a bed and breakfast limited to four units and it has to be in the main living unit which would be the Farm House in this instance. It was noted the new owner's residence when built would most likely become the caretaker's residence. It was noted there is a size limit for a caretaker's residence. C. Jefferson noted the caretaker's piece could be cut out of the larger property and made separate with its own frontage.

There was discussion regarding septic and wells. There are currently 3 septic systems on the property.

Chairman Lentz noted there is a limitation on the number of big events which is currently as 12 per year. Mr. Kieslich noted no one operation is more important than another. All operations are critical.

Mr. Kieslich noted the Stonington Vineyard does a lot of weddings and Chamard has a restaurant. They have no intention of being a wedding factory or a restaurant.

Mrs. Kieslich noted they have guests all the time come from Europe to their existing business in Clinton. These guests travel all over New England. People like the uniqueness of having their own little cottage and not sharing a place with someone else just down the hall. Chairman Lentz noted the Commission did discuss that but felt that was more like a motel which the Commission was not in favor of.

Chairman Lentz noted the Commission reviewed the Clinton regulations which are far more extensive. Mr. Kieslich noted Chamard Vineyards just opened a bistro type restaurant, they have weddings all the time outside under a tent, but people do not stay there.

Mr. Kieslich noted the parking area would hold about 60 to 70 cars buffered by plantings. The maximum amount of people at an event would be 125. They would like to have one event per weekend and the two additional cottages which would be very well designed. Chairman Lentz noted 50 cars a day might be a significant impact. Mr. Kieslich noted the wine tasting would be a Saturday/Sunday event.

Traffic direction was reviewed. The Roast Meat Hill Road entrance would be used for the Farm House, Wine Tasting Room, Farm Cottages. Any event would come in off Wolf Hollow on the existing driveway. Traffic would come in on Roast Meat Hill and turn left on to Wolf Hollow. It was noted the wine tasing would be closed for the winter. It would primarily be a 9 month event. The vineyard is dormant during the winter.

It was reiterated noise would not be a concern for neighbors. There is already an enclosed building on the premises for events. The events will not be held under an outdoor tent.

(b) Attorney Michael Cronin – New Mixed Use Regulations

Attorney Cronin was not present.

4. Communications and Bills

(a) Bill from the Connecticut Federation of Planning & Zoning Agencies in the amount of \$90.00.

(b) Letter from RiverCog to James O'Brien.

(c) Copy of Budget As Of 3/1/13.

5. Old Business – none.

6. Zoning Enforcement Officer's Report

C. Jefferson noted she spoke last week with Attorney Cronin regarding the Garguilo property. Attorney Cronin indicated at the time the apartments were fully rented. Jefferson explained to Attorney Cronin once the people get into the building then hopefully businesses will come in downstairs to support the people. Chairman Lentz noted if this building were changed to all apartments it would eliminate Commercial area in town.

C. Jefferson briefly reviewed affordable housing noting there are 4 bills being proposed by the Legislature. One bill is to exempt municipalities with population less than 15,000. Another was that senior housing will be counted as affordable housing for the purposes of establishing a municipality's eligibility for an exemption from the provision. She will monitor these bills in the Legislature. The definition of affordable housing was reviewed. It was noted the technical definition is that 30% of the housing, apartments or subdivision has to sell at what the median income is in our geographical area which changes from time to time. There was discussion regarding some of the history of affordable housing in Killingworth.

C. Jefferson noted Region 17 will be coming in with an application for irrigation on all fields at the Middle School. She recommended they come in as an amendment. Everything will be underground. Chairman Lentz agreed this should be an amendment.

C. Jefferson noted the big piles at Running Brook have been removed. He is leaving a berm around the edges and plant evergreens on the top. This will help during regular operations to keep noise from traveling into the Patrick Drive area. They will be coming back in at some point for additional landscaping and bins in the back. She urged members to drive by.

The Permit Log for February was distributed.

C. Jefferson noted Trooper Matt Ward delivered the Cease & Desist Order to the Tower Hill property owner. While Trooper Ward was there, the property owner supplied registrations for all vehicles.

C. Jefferson noted she is following up on similar issues on Spencer Hill and Old Deep River Turnpike. She noted she will attempt to contact the property owners one more time before turning these over to the Commission Attorney.

There was a brief discussion regarding sales of guns over the internet as a customary home occupation.

7. New Business – none.

8. Report of Officers and Subcommittees

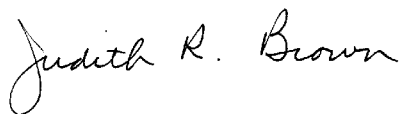
(a) Draft Regulations

Chairman Lentz distributed and reviewed the newest draft of the farm regulations. He noted he separated out the temporary structures and tents from the permanent buildings. There was further discussion regarding having a Bed and Breakfast, number of events, types of events, noise, etc. Chairman Lentz will incorporate the recent changes and the whole package will be ready for review at the next meeting.

9. Adjournment

There being no further business, the meeting adjourned at 8:30 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