

Minutes of Regular Meeting No. 1047 of the Killingworth Planning & Zoning Commission held on Tuesday, April 2, 2013, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

Page 1 of 4

Present: T. Lentz, Chairman
J. O'Brien
S. Morgan
D. Gross
G. Cook
P. McGuinness (seated for R. Davis)
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. 1046 Held March 19, 2013

Motion by Gross, second by O'Brien, to approve March 19, 2013 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Zoning Board of Appeals Minutes Re: Fire Training Tower Application.

(2) Memo from Maura Esposito, Director of Health, to Cathie Jefferson, ZEO, dated March 19, 2013, RE: Haddam-Killingworth Middle School – proposed irrigation system.

(3) Planning & Zoning Commission Budget as of 3/28/13.

(4) Clinton Planning & Zoning Commission Agenda for April 8, 2013.

(5) Special Exception Application (Amendment) from Regional School District 17 for Proposed Irrigation System at H-K Middle School, 451 Route 81, Killingworth, CT.

5. Old Business – none.

6. Zoning Enforcement Officer's Report

C. Jefferson noted the ZBA has scheduled a site walk for Saturday, April 13, 2013 at 10:00 AM to view the site of the proposed fire training tower. The Fire Dept. will have a fire truck or bucket there with a flag on it to show how high the tower will be and from where it can be

Minutes of Regular Meeting No. 1047 of the Killingworth Planning & Zoning Commission held on Tuesday, April 2, 2013, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
Page 2 of 4

seen. She urged P&Z members if possible to ride by and take a look as well.

C. Jefferson noted the Resident Trooper delivered a letter to Mr. Schmidt on Fire Tower Road regarding unregistered motor vehicles. He is in the process of getting rid of all unregistered vehicles.

C. Jefferson noted a letter was sent to Mr. Petricelli, Spencer Hill Road, from Attorney Bill Howard. Mr. Petricellis states he has a farm, but he has plows and sanders which are construction equipment, not farm equipment. Ms. Jefferson noted both she and the Assessor visited the site and the Assessor noted that equipment was not there when he previously visited the site. Mr. Petricelli has apparently moved this equipment to Killingworth from another site. He also does not file for Personal Property in Killingworth.

C. Jefferson noted she spoke to an individual interested in buying the Holly Loft for a used car dealership. There are regulations that allow this type of use, but they would have to go to the Zoning Board of Appeals to get location approval first. Jefferson further noted the individual would like to put up another 5000 square foot building and was wondering how the Commission felt about that. Chairman Lentz noted he could apply if it is allowed in the regulations. Jefferson noted the parking area would have to be paved due to oil from the cars. Sue Morgan asked if this would include purchase of the lot next to that. Jefferson replied yes. It was also noted the Wetlands Commission would have to take a good look at this as well.

The Permit Log for March 2013 was distributed.

7. New Business

- (a) Amendment to Approved Special Exception, Regional School District 17 – application for irrigation, H-K Middle School, Route 81

Dominic Celtruda from Diversified Technology Consultants was present representing RSD #17. He reviewed plans dated March 1, 2013. He reviewed the roadway and existing drains in to the Middle School noting they would like to irrigate 3 fields. They will also have a 20,000 gallon underground sistern which would be available for fire protection in the area.

Mr. Celtruda explained how the irrigation would work. They would only irrigate 2 fields per day. The school has found that in the summer the fields dry out and become unplayable. They would be providing minimal water.

Minutes of Regular Meeting No. 1047 of the Killingworth Planning & Zoning Commission held on Tuesday, April 2, 2013, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
Page 3 of 4

Mr. Celtruda noted the field with the sanitary system will not be touched.

Mr. Celtruda reviewed the line coming in from the road and the electrical service. The pumping system was reviewed in detail.

David Gross asked if these were integrated systems. Mr. Celtruda replied yes. He noted the system will use a rain gauge and timers. If it rains, the system will not turn on.

Mr. Celtruda noted he met with Dick Leighton, Code Official, last week. The system will be kept in this area, just moved forward a little.

Geoff Cook asked if the southerly field would have to be trenched. Mr. Celtruda replied yes indicating there is enough room to put it right along the road. It doesn't have to go down to the freeze line. Cook asked if the field had already been bored. Mr. Celtruda replied yes.

Mr. Celtruda noted the Code Official was happy with this because it would augment any other issues within the area. It would be a secondary source of water that doesn't take away from the school's water source.

Jim O'Brien asked if this effected access to Parmelee Farm. Mr. Celtruda replied no.

Mr. Celtruda noted the draw down would be about 10 gallons per minute.

Chairman Lentz noted this would be on the next agenda pending receipt of something further from the Code Official. Mr. Celtruda asked if a condition could be put on approval tonight that they meet all requirements of fire protection. C. Jefferson noted they don't need a wetlands permit. The Wetlands Commission has said the area is already disturbed and filled so it falls under the original permit. Chairman Lentz agreed this could be approved with a condition that all requirements of Mr. Leighton, the Code Official, be met.

Motion by O'Brien, second by Morgan, to approve Special Exception #282, Amendment to Approved Special Exception #192, Regional School District #17, for installation of irrigation system at 451 Route 81, Killingworth, Connecticut, with condition that any comments from the Code Official be adequately addressed. PASSED UNANIMOUSLY.

8. Report of Officers and Subcommittees

**Minutes of Regular Meeting No. 1047 of the Killingworth Planning & Zoning Commission
held on Tuesday, April 2, 2013, at the Killingworth Town Office Building, 323 Route 81,
Killingworth, Connecticut
Page 4 of 4**

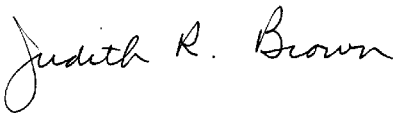
(a) Draft Regulations

Nothing further to report. Public hearing has been set for May 21, 2013.

9. Adjournment

There being no further business, the meeting adjourned at 7:40 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