

Minutes of Regular Meeting No. 1067 of the Killingworth Planning & Zoning Commission Held Tuesday, February 18, 2014, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
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Present: T. Lentz, Chairman
J. O'Brien
D. Gross
G. Cook
P. McGuinness (seated for S. Warren)
J. Gay (seated for S. Morgan)
C. Jefferson, ZEO

1. Call to Order

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

2. Minutes of Regular Meeting No. 1066 Held February 4, 2014

Motion by Gross, second by Cook, to approve February 4, 2014 Minutes as written. PASSED UNANIMOUSLY.

Motion by Gross, second by Gay, to reconsider approval of the February 4, 2014 Minutes and to approve those Minutes amended as follows – add last sentence to 3rd paragraph of ZEO's Report – "Mr. Papoosha agreed to stop processing by February 15th, move the tree stumps for processing to the back of the property and clean up the area . PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(a) Notice of Annual Meeting of CT Federation of Planning & Zoning Agencies to be held on March 13, 2014.

5. Old Business

(a) Subdivision Application #316 – 3 Lot Subdivision, 61 River Road, Map 35, Lot 10

Dave King, from Greg Fedus Engineering, introduced himself as the applicant's representative. He briefly reviewed the location of the property. The applicant would like to subdivide the property to have 2 new lots and 1 existing house lot. Mr. King noted Inland Wetlands has approved the layout and design. He reviewed the Open Space to be reserved which would be accessed by a right-of-way across one of the lots.

Chairman Lentz noted approvals are still needed for Fire Protection and Sanitarian.

C. Jefferson suggested Mr. King get in touch with the Land Trust regarding Open Space. Chairman Lentz noted the Commission requires a letter from the Land Trust that they will accept the Open Space. It was noted the restricted easement to the Open Space was just a walkway, no vehicular traffic. Chairman Lentz urged the

applicant to talk to the Land Trust about easements along the river. There was discussion regarding pinning the easements so they are identifiable. C. Jefferson noted she thought the Land Trust requires all corners be pinned.

Mr. King noted the proposed lots are a minimum of 2 buildable acres. The actual size of the lots is 4 to 5 acres.

There was a brief discussion regarding the sanitary system.

Chairman Lentz noted this seems pretty straight forward, but that it might be good if Commission members could take a look at it, even if just from along the road. He reiterated the applicant still needs to get approvals from the Sanitarian and the Fire Protection Plan as well as contact the Land Trust regarding the Open Space.

(b) Running Brook Farms Discussion

ZEO Jefferson noted Mr. Papoosha has not completed his work. There are still a large number of logs not chipped. Chairman Lentz noted the excuse will probably be the snow. ZEO Jefferson further noted First Selectwoman Iino makes periodic inquiries as to the progress in this matter.

ZEO Jefferson noted she asked Mr. Papoosha to move the wood chips to the back edge making a berm between his property and the wetlands. He started to move some, but is not at the stage where the Commission had hoped he would be.

Dave Gross reiterated the Commission gave him until February 15th to finish processing and have everything cleaned up.

Chairman Lentz noted everything is now on hold as Mr. Papoosha didn't keep his end of the bargain. He was given a deadline of February 15th to complete the work and has not. The question is does the Commission move forward with the Cease & Desist and legal action.

ZEO Jefferson noted if he moved the wood chips to the back and doesn't do any more processing, that probably would be okay, but the processing has to stop.

Discussion ensued as to the next step in this matter as the deadline was not met. It was agreed all processing must stop, the wood chips should be moved to the back up against the wetlands and the Commission will not discuss any new processing regulation until it sees some progress in cleaning the place up. The Commission instructed ZEO Jefferson to send Mr. Papoosha a letter advising him of this fact.

ZEO Jefferson noted if and when a new regulation is considered, there would have to be a public hearing.

6. Zoning Enforcement Officer's Report

C. Jefferson, ZEO, noted Mr. Petrucelli has until Friday to comply with the Court's Stipulated Agreement. If not, the Town has the right to remove the items from the property at Mr. Petrucelli's expense.

7. New Business – none.

8. Report of Officers and Subcommittees

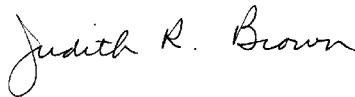
Chairman Lentz noted he had distributed a draft regulation for processing will be held in abeyance for the time being.

C. Jefferson distributed copies of a proposed draft regulation from another town for a Special Development District noting it was for informational purposes only.

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 Com.
Commission Members Public Works
C. Jefferson William Howard, Esq., Commission Attorney
Joseph Dillon, Town Engineer