

Minutes of Regular Meeting No. 1070 of the Killingworth Planning & Zoning Commission Held Tuesday, April 1, 2014, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
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Present: T. Lentz, Chairman C. Jefferson, ZEO
J. O'Brien
S. Morgan
D. Gross
G. Cook
S. Warren

1. Call to Order

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

2. Minutes of Regular Meeting No. 1069 Held March 18, 2014

Motion by Morgan, second by Gross, to approve March 18, 2014 Minutes amended to indicate that Joan Gay arrived about mid-meeting. PASSED UNANIMOUSLY.

3. Visitors

First Selectwoman Catherine Iino and Assessor Terence Dinnean were present to discuss a possible phasing in of increased assessments on commercial property which is now allowed under State Statute. Assessor Dinnean briefly explained how this program works. A town can take a zone or an area that is being significantly renovated and flag it so that the increased assessment is 20% per year. Mr. Dinnean briefly reviewed the Grand List noting 7% is motor vehicle, 92% is residential and the balance of 1% is commercial. This deferral program might be a way to assist property owners in that zone to enhance their properties. Currently Killingworth has no curb appeal to attract people passing through. This might also attract some smaller boutiques and retail and increase the Grand List. Chairman Lentz asked how this works now. Assessor Dinnean noted any improvements are assessed at its full value with no program to phase in. Chairman Lentz asked how Planning & Zoning is involved in this. Dinnean indicated this has to be passed by the Town's Legislative Body and they wanted to start with Planning & Zoning to see what options might be available to do this. First Selectwoman Iino noted the Town has to designate a rehabilitation area. ZEO Jefferson added Planning & Zoning should have some input on where that area should be. The definition of rehabilitation area was reviewed. Dinnean noted its left to the individual towns to define that area. He also added the Town would go to the State and push for a traffic light at the corner of Stevens Road and Route 81. C. Jefferson noted designating an area could help with getting grants from the State. Dinnean agreed that might open up some doors. Chairman Lentz noted the Commission has extensive design criteria for buildings in the commercial area, but there haven't been any new buildings since the regulations were passed. David Gross noted this sounds like a great incentive for people to enhance their properties.

Charlie Rickert from Rickert Fence was present. There was a brief discussion regarding fencing and plantings at the new restaurant. He noted the plantings will be eaten by the deer and be gone within 2 years. ZEO Jefferson and Chairman Lentz both noted if there is going to be change in the original approval, the owner will have to come in with an amendment.

4. Communications and Bills

(1) Correspondence from Christopher R. Martin, Director of Division of Forestry, dated March 20, 2014 Re Timber Cutting Regulations.

(2) Membership Dues through March 2015 from Connecticut Federation of Planning & Zoning Agencies in the amount of \$90.00.

(3) Certificate of Completion from Killingworth Building Department Re 10 North Chestnut Hill Road, dated 3/13/14.

(4) Approval of Sanitation/Health Review for 10 North Chestnut Hill Road, dated 3/13/14.

(5) Copy of Planning & Zoning Commission Budget As Of April 1, 2014.

(6) Memo from Richard E. Leighton, Code Official, to Killingworth Planning & Zoning Commission, dated March 22, 2014, Re Fire Protection Review, Existing Water Source Approvals for Fire Tower Agro-Tourism, 12 Fire Tower Road.

(7) Proposed Amendment to the Deep River Zoning Regulations pertaining to Gasoline Stations, Motor Vehicle Dealerships and Motor Vehicle Repair Services.

(8) Special Exception Application #287, A. Forrest King, 12 Fire Tower Road – Agro-Tourism.

Motion by O'Brien, second by Gross, to switch Agenda Items 5.a) with 5.b). PASSED UNANIMOUSLY.

5. Old Business

(b) Running Brook Farms – discussion of compliance with Zoning Regulations
Scott Papoosha was present. Mr. Papoosha noted everything has been cleaned up and apologized for not getting it done sooner but the bad winter and snow was delaying the progress. Chairman Lentz asked what the big pile of logs was for. Mr. Papoosha replied that it was fire wood to heat the nursery and will have them cut up within a few weeks. There was a brief discussion regarding zoning changes going forward. C. Jefferson noted there had been discussion regarding 10 foot high bins to put material in to be located where the logs are now. The fire wood would then be

behind the bins. All the plantings would be moved into the area now with the wood chips. Chairman Lentz noted the idea was to make the processing of trees, logs or branches into wood chips or mulch as an accessory use for nurseries. ZEO Jefferson noted this would be done during specific times of the year when windows are closed. It was also noted even if this is an accessory use, there would have to be an application process with a one year renewal. Jim O'Brien suggested a specific time period be stated in the new regulation to maintain the activity during the winter months. ZEO Jefferson further added this would have to go through a public hearing process and the public would have the opportunity to voice their concerns. Scott Papoosha thanked the Commission for their patience.

(a) #286 – 10 N. Chestnut Hill Road – Sean Connelly, Accessory Apartment
It was noted the accessory apartment meets code. The property owner just didn't know they needed a permit. The apartment is within the original footprint of the existing structure. It is used by mother-in-law and has a full kitchen. There is a walk out basement with private exit and entrance. The utilities are shared, no separate meter. Approvals have been received from Building Official, Fire Code and Health Department. **Motion by O'Brien, second by Morgan, to approve Application #286 – 10 N. Chestnut Hill Road – Sean Connelly, accessory apartment as presented. PASSED UNANIMOUSLY.**

6. Zoning Enforcement Officer's Report

C. Jefferson noted they have started work on the new restaurant in the former Holly Loft building. Some damaged trees have been removed along the parking area. The owner is aware he may have to plant some new trees. The restaurant is anticipated to be open by the end of May.

The permit log for March was distributed.

C. Jefferson noted the Director of Health is leaving on April 15th. The Town is currently in discussions with the Health Districts. She also noted Richard Leighton, Building Official, will be staying on until the Town hires a new Building Official.

7. New Business

(a) Special Exception #287, A. Forrest King, 12 Fire Tower Road – Agro-Tourism

Roger Nemergut was present representing the applicant. He noted this was a 17 acre parcel with 10 contiguous net buildable acres. There are a number of buildings on the property. The applicant is not proposing any new buildings or any on site improvements. They are proposing one bus tour (2 buses per tour) per week. The tour would last about 2 hours and be between the hours of 9 AM and 3 PM. No tours on the weekend. The tours would come from local schools and camps. The

size of the buses would be 30 to 55 people. The current activity on the property is the growing of mushrooms, making honey and maple syrup. They breed exotic birds. The idea will be to walk people through and show them how they grow things. It will be low key. Mr. Nemergut noted Fire Protection Review has been received from Mr. Leighton. They should receive wetlands review next week. There are no improvements within the wetlands review zone. Nemergut noted permission was received a year ago to put a bathroom in the barn. This has its own dedicated septic and water supply. Chairman Lentz scheduled the public hearing for this application for Tuesday, May 6, 2014.

8. Report of Officers and Subcommittees

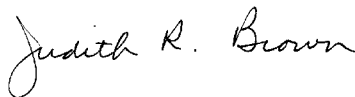
C. Jefferson will contact Attorney Bill Howard regarding marijuana regulations.

Chairman Lentz will email everyone a copy of the latest proposed draft changes to the Zoning Regulations.

9. Adjournment

There being no further business, the meeting adjourned at 8:25 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