

**Minutes of Regular Meeting No. 1072 of the Killingworth Planning & Zoning Commission Held on Tuesday, May 6, 2014, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut**  
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Present: T. Lentz, Chairman  
          J. O'Brien  
          S. Morgan  
          G. Cook  
          R. Naiman (seated for S. Warren)  
          P. McGuinness (seated for D. Gross for S.E. #287 only)  
          J. Gay (non-seated alternate)

It is noted for the record a public hearing was held prior to the regular meeting for Special Exception/Site Plan Approval #287 submitted by A. Forrest King for Special Exception, Residential District, to conduct Agricultural Tourism & Ag-tivities on property located at 12 Fire Tower Road, Killingworth, Tax Map 24, Parcel 01, Rural Residential Zone. The hearing commenced at 7:00 PM and concluded at 7:40 PM.

1. Call to Order

Chairman Lentz called the meeting to order at 7:41 PM immediately following the above noted public hearing.

2. Minutes of Regular Meeting No. 1071 Held April 15, 2014

**Motion by Morgan, second by Gross, to approve April 15, 2014 Minutes as written. PASSED UNANIMOUSLY.**

3. Visitors - no visitors were present.

4. Communications and Bills

The following communications were received and read during the above noted public hearing:

1. Correspondence from Inland Wetlands & Watercourses Commission dated April 17, 2014.

2. Memo from Richard E. Leighton, Code Official, to Killingworth Planning & Zoning Commission dated March 22, 2014 Re Fire Protection Review, Existing Water Source Approvals.

3. Memo from Paul Hutcheon, Director of Health, to Cathie Jefferson, Zoning & Wetlands Enforcement Officer dated April 30, 2014 Re 12 Fire Tower Road.

4. Copy of letter from Maura Esposito, Director of Health, to Roger Nemergut, PE (no date), Re 12 Fire Tower Road, Killingworth, CT.

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The following general correspondence was received and reviewed:

1. Affidavit of Publication for Notice of Decision, Subdivision #316.
  2. Invoice from Howard McMillan & Tycz, LLC in the amount of \$167.50 dated 4/9/2014.
  3. Copy of letter from Cuddy & Feder LLP to First Selectwoman Catherine Iino, dated February 28, 2014, Re New Cingular Wireless PCS LLC ("AT&T") Proposed Wireless Telecommunications Tower Facility, Spencer Hill Road, Killingworth, Connecticut.
  4. Notice of Hearings from State of Connecticut Department of Public Health Re alteration of the boundaries of the public water supply management areas and the priorities for initiation of the Water Utility Coordinating Committee (WUCC) planning process established in Conn. Gen. Stat. § 25-33f to 25-33h, inclusive.
  5. Letter from Cathie S. Jefferson to Mrs. Barbara Fitzsimmons, dated May 1, 2014, Re Request for Extension of Special Exception granted on December 16, 2008.
  6. Copy of Planning & Zoning Commission Budget as of 5/1/14.
  7. Lot Line Change Application - 234 & 238 North Parker Hill Road, Drew and Robert Sassi.
5. Old Business
- (a) Special Exception/Site Plan Approval #287 submitted by A. Forrest King for Special Exception, Residential District, to conduct Agricultural Tourism & Ag-tivities on property located at 12 Fire Tower Road, Killingworth, Tax Map 24, Parcel 02, Rural Residential Zone.

Chairman Lentz noted a public hearing was held prior to this meeting. No objections were raised. He stated this looks like an interesting operation and the emphasis is on education which is what we had anticipated with this new regulation.

**Motion by O'Brien, second by Morgan, to approve Special Exception Application #287, A. Forrest King to conduct Agricultural Tourism & Ag-tivities on property located at 12**

Fire Tower Road with the following conditions:

1. Tours will be seasonal between April 1<sup>st</sup> and October 31<sup>st</sup> with two 2 hour tours per week on weekdays between 9 AM and 3 PM. Tours would consist of a maximum of two buses with 50 people each.

2. Non-Bus tours would consist of a maximum of 20 cars.

3. The recommendation of the Health Director with regard to annual well testing be followed.

**PASSED UNANIMOUSLY** (it is noted for the record P. McGuinness was seated for D. Gross for this application only).

6. Zoning Enforcement Officer's Report

ZEO Jefferson noted she attended a recent meeting with representatives from AT&T and First Selectwoman Iino regarding cell phone tower on Spencer Hill Road. Jefferson noted during that meeting the Commission had a concern that the fall zone be only on the subject property and who would take the tower down in the future if technology changed. There was discussion about disguising the tower. Jefferson noted the applicant was pretty much in compliance. This was nothing out of the ordinary.

ZEO Jefferson noted the new restaurant at the corner of Stevens Road and Route 81 is moving right along. They are anticipating being open about mid June.

ZEO Jefferson noted things were a little slow when there was no Director of Health, but the Selectmen have hired a new Health Director and things are moving along again.

7. New Business

(a) Lot Line Change - 234 & 238 N. Parker Hill Road, Drew and Robert Sassi

Chairman Lentz reviewed a lot line change for 234 & 238 N. Parker Hill Road. ZEO Jefferson briefly reviewed the history of the subject two lots. Basically the son (238) is giving a portion of the land back to the father (234). Lentz noted this is pretty straight forward. **Motion by O'Brien, second by Morgan, to approve Lot Line Change for 234 & 238 North Parker Hill Road as presented. PASSED UNANIMOUSLY.**

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8. Report of Officers and Subcommittees

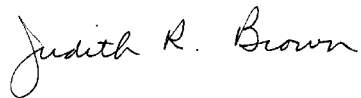
Chairman Lentz reviewed the last updated copy of proposed Zoning Regulations. It was decided to start the approval process. A public hearing was scheduled for July 15, 2014.

Jim O'Brien, gave a brief update from the last RiverCOG meeting. He noted RiverCOG has hired Fred Carstensen, Professor of Finance & Economics and Director of the University of Connecticut Center for Economic Analysis, to evaluate non-market value assets and what creates value for the region. He will determine if Zoning Regulations are appropriate for the area looking at different types of development areas. Mr. O'Brien suggested perhaps this is the type of person First Selectwoman Iino should contact relative to prior discussions about certain areas of Killingworth and drawing people in to Town.

9. Adjournment

There being no further business, the meeting adjourned at 8:20 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., Comm. Attorney |
|                    | Joseph Dillon, Town Engineer         |