

Minutes of Regular Meeting No. 1089 of the Killingworth Planning & Zoning Commission
Held Tuesday, February 17, 2015, at the Killingworth Town Office Building, 323 Route 81,
Killingworth, Connecticut

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Present : T. Lentz, Chairman
D. Gross
G. Cook
S. Warren
P. McGuinness (seated for J. O'Brien)

1. Call to Order

Chairman Lentz called the meeting to order at 7:02 PM.

2. Minutes of Regular Meeting No. 1088 Held February 3, 2015

Gross moved, Warren seconded, to approve February 3, 2015 Regular Meeting Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Memo from Linda Dudek, Town Clerk, dated February 10, 2015, RE Inland Wetlands & Watercourses Commission Vacancy

(2) Invoice from Howard McMillan & Tycz dated 2/9/2015 in the amount of \$217.00 for Legal Services on 12/23/2014.

(3) Invoice from Essex Printing dated 2/5/2015 in the amount of \$230.00 for printing of Zoning Regulations.

(4) Email from RiverCog as a reminder for the discussion at the Deep River Town Auditorium on March 4th from 6:00-8:00 PM of Public Act 490.

(5) Regular Meeting Agenda from Clinton Planning & Zoning Commission for February 9, 2015.

(6) Zoning Board of Appeals application for variance from David Schmitt, 109 Chittenden Road.

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(7) Municipal Improvement Application #298, Town Of Killingworth, Killingworth
Volunteer Fire Department, for proposed Training Facility at 323 Route 81.

(8) Connecticut Federation of Planning & Zoning Agencies, 67th Annual Conference,
Thursday, March 26, 2015 at Aqua Turf Country Club, Plantsville, Connecticut.

5. Old Business – none.

6. Zoning Enforcement Officer's Report – none.

7. New Business

(a) Municipal Improvement #298, Town of Killingworth (owner), Killingworth
Volunteer Fire Department (applicant) – Proposed Training Facility, 323 Route 81,
Map 24, Parcel 7

Roger Nemergut noted they were before the Commission a couple years ago to do a preliminary presentation for the proposed training facility. Since that time, a variance had been obtained to allow for a 41 foot high building. They are now back before the Planning & Zoning Commission for Municipal Improvement.

Nemergut explained this was a town property consisting of 45 acres. He reviewed locations of the gas station, town office building, salt shed and the proposed training facility. He indicated nothing has changed since the informal discussion.

Nemergut noted the facility would contain a 36' x 22' two story structure, a 14' x 22' one story structure with an attached 20' x 20' x 40' high tower. Total square footage would be 2300. The structure would be 400 feet from property line on Wolf Meadow Road, 1000 feet from Route 81, 500 feet from property to the south and 800 feet to the remaining property. Access would be from a proposed extension to the existing driveway. The 20' x 20' x 40' would be a metal clad structure (similar to the building at Running Brook). It would take up ½ to 6/10's of an acre. The gravel parking area would be used for parking and storage of damaged vehicles for extrication training. There would be two 20,000 gallon buried water storage tanks. There is no water service, no plumbing in the building. The building is part of the training facility and only a shell. No classroom sessions or meetings will be held in the building. There will be power to the

site.

Nemergut noted the site is pretty flat. All activity would be 100' away from the wetlands. Plans have been given to the Wetlands Commission as well as the Connecticut Water Company.

Nemergut reviewed floor plans and elevations noting the tower is attached to the one story building. He also noted the Town allows 35' high residential structures and based on how it is measured, there could be a house this high.

It was noted firefighting drills would occur 2 to 3 times a month for ½ to 3 hours. Usually they occur on Monday nights from 7 to 10 PM. About 10 to 15 firefighters on average participate. Occasionally there will be special drills on Saturday or Sunday and on occasion Wednesday night. In addition there will be mutual aid training 2 to 3 times a year, mostly on Monday or Saturday/Sunday, but not without the presence of a Killingworth Volunteer Fire instructor on the premises. This is not a revenue generating facility. Special drills are held once a quarter, 4 times a year.

There will be no lighting on the facility. Lighting will come from the truck and focused on the building. There will be 2 engines, 2 water tankers and a rescue truck. There will be live fires on occasion for training in burn containers. Theatrical smoke will be used. No sirens would be used. There would be radio traffic.

Chairman Lentz asked where training is currently held. It was noted there was a facility in Middletown but it is no longer available. They really don't have a place. There is a fire academy in Windsor Locks but they can't do that on a Monday night drill.

Nemergut noted the application also included a waiver request for the application fee. Chairman Lentz asked how this would be funded. It was noted there is capital funding available through the Town.

David Gross asked if this would be used year round. The reply was yes except for periods like this. Nemergut noted it is defoliated this time of year. There are a lot of saplings in the area. It was also noted there was some concern on the part of neighbors regarding

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noise and being able to see this at the Zoning Board of Appeals hearing.

Paul McGuinness asked if a metal clad building is allowed for Municipal Improvement.
Chairman Lentz noted metal clad was allowed for the barn extension.

**Gross moved, Cook seconded, to approve waiver for Municipal Improvement
Application fee (#298). PASSED UNANIMOUSLY.**

**Gross moved, Warren seconded, to approve Municipal Improvement #298, Town
of Killingworth (owner), Killingworth Volunteer Fire Company (applicant) for
proposed training facility at 323 Route 81, Killingworth as presented with the
condition that the color be compatible with the surroundings and green would
be preferable.** Brief discussion followed. The variance approval was reviewed. It was
noted this would be a slab foundation. It was also noted the hours and number of times
per month and year were in the Comprehensive Statement included in the application.
They would like to break ground in early spring or summer. **PASSED UNANIMOUSLY.**

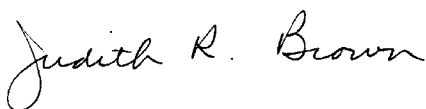
8. Report of Officers and Subcommittees

There was a brief discussion regarding two vacancies on the Inland Wetlands &
Watercourses Commission. He explained the two positions need to be endorsed by the
Planning & Zoning Commission before they can be appointed.

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 Com.

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Commission Members
C. Jefferson

Public Works
William Howard, Esq., Comm. Attorney
Joseph Dillon, Town Engineer