

Minutes of Regular Meeting No. 1096 of the Killingworth Planning & Zoning Commission
Held Tuesday, June 2, 2015, at the Killingworth Town Office Building, 323 Route 81,
Killingworth, Connecticut
Page 2 of 4

- (2) Petition from Clinton Planning & Zoning Commission to amend the Zone Map.
- (3) Commission Budget for 2014-2015 as of 6/1/2015.
- (4) Commission Budget for 2015-2016.
- (5) Application for Change to Deep River Zoning Regulations, Section 7B.24, Age Restricted Development.

5. Old Business

(a) Application #301, Amendment to #287 Special Exception – 12 Fire Tower Road,
A. Forrest King applicant

Roger Nemergut and Ken Metz were present. Roger noted they are submitting revised plans dated 6/2/15 as well as information on the River Birch Tree Specimen and Parking Lot Lighting to address comments and concerns from the last meeting. The 4 items were – Health Department Letter, hours of operation, planting buffer and parking lot lighting. He also submitted a Modified Comprehensive Statement of Use.

Mr. Nemergut briefly reviewed the parking lot area, planting buffer and LED lighting. He noted they will preserve the specimen tree in the center of the parking lot. He also reviewed the Modified Statement of Use specifying hours for special events, maximum size of tents which would be put up 2 days before the event and removed 2 days after said event. In addition, they are requesting a change to the previously approved bus tours modifying it from 2 tours per week on week days between April 1st and October 31st to 2 tours per week on week days between April 15th and October 15th. Mr. Metz reviewed the number of tours they have had to date.

Mr. Nemergut noted the existing bathroom facilities will not be available to the public for special events. Portable toilets will be brought in 2 days prior and removed 2 days after.

Lighting was discussed. Mounting height of the lights will not exceed 12 feet. No lighting will shine on adjoining property not under the same ownership of 12 Fire Tower Road. Noise levels will not exceed the DEEP Standards and Section 500-28 of the Zoning Regulations.

Minutes of Regular Meeting No. 1096 of the Killingworth Planning & Zoning Commission
Held Tuesday, June 2, 2015, at the Killingworth Town Office Building, 323 Route 81,
Killingworth, Connecticut
Page 3 of 4

Stephanie Warren asked how one would monitor number of people coming in to the events. Mr. Metz noted they would probably sell tickets in advance.

Paul McGuinness asked how one would know where to park if the parking lot was grass and not marked. Roger noted there would be dedicated staff to show people where to park. There would also be wooden horses down the middle of the parking lot.

Geoff Cook asked about lighting. Mr. Metz noted they would like to be able to turn the lights on manually. Mr. Nemergut noted these units can be equipped with a motion sensor if necessary. Geoff also asked about separation distance from well. It was noted there is no separation from well to building unless there are footing drains. Roger noted that well is for irrigation purposes, not for drinking. **Motion by Gross, second by Warren, to approve Special Exception #301 A. Forrest King, 12 Fire Tower Road to Amend Special Exception #287 as shown in the Modified Comprehensive Statement of Use – Rev. 5-28-15 submitted with the application. PASSED UNANIMOUSLY.**

6. Zoning Enforcement Officer's Report

C. Jefferson noted she spoke to Scott Papoosha from Running Brook and advised him this matter has been turned over to the Commission attorney. Large pile of wood chips has to be removed. All loose material needs to be in bins. Any wood used to run the nursery is to be piled behind the building out of view. They (Jefferson and Papoosha) will meet on Friday morning and discuss it again. If all the required clean up work is done before this hits the Courts that would be fine, otherwise the Court case is moving forward.

Permit Log for May was distributed.

7. New Business – none.

8. Report of Officers and Subcommittees – none.

9. Adjournment

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

