

Minutes of Regular Meeting No. 1167 of the Killingworth Planning & Zoning Commission Held
October 16, 2018 at the Killingworth Town Office Building, 323 Route 81, Killingworth,
Connecticut
Page 1 of 3

Present: T. Lentz, Chairman
P. McGuinness
T. Hogarty
B. McLaughlin
A. Martin (seated for D. Gross)
R. Drew (seated for G. Cook)
C. Jefferson, ZEO

1. Call to Order

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

2. Minutes of Regular Meeting No. 1166 Held October 2, 2018

Motion by Hogarty, second by McLaughlin, to approve October 2, 2018 amended as follows -

- **Under 3. Visitors (a) Bob Doane – add after 4th sentence, “If soil testing cannot support 6th lot, the approval of 5 lots would be allowed.”.**

PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

- (a) Memo from Chairman of Inland Wetlands & Watercourses Commission, dated 10/9/18 – RE: Claddagh Ridge Equestrian Center, no issues.
- (b) Copy of letter from Cathie Jefferson, ZEO, to Laurence Brown, dated 10/4/18, Re: Expiration of Subdivision, The Ridges at Deer Lake, Phases III and IV.
- (c) Subdivision Application #320 Michelle & Tyler Fielstra, 89 Roast Meat Hill Road, Map 37, Lot 17.
- (d) Report from Paul Hutcheon, Director of Health, dated 10/16/18, approval of application #320, Fielstra Subdivision, 89 Roast Meat Hill Road.

5. Old Business – none.

6. New Business

(a) Discussion and action on expiration of The Ridges of Deer Lake Subdivision Phases III and IV

ZEO Jefferson noted the son came in and discussed the expiration of the subdivision. It was noted there is no means to go beyond the 14 years, so therefore, the son was not present at this meeting. The subdivision should be expired and the funds from the 3 lots will be used to pave the road. If there is any money left over after paving the road, there is the possibility of the developer

developing that 3rd lot. Tom Hogarty asked if taxes were current. ZEO Jefferson replied she wasn't sure. **Motion by Hogarty, second by Martin, to expire The Ridges of Deer Lake Subdivision Phases III and IV and file notice on the Killingworth Land Records. PASSED UNANIMOUSLY.**

(b) Special Exception #342 Claddagh Ridge Equestrian Center for Commercial Boarding Stable at 581 Route 81 & 00 L'Hommedieu Rd. Map 16 Lots 32A & 34
The applicant stated there were 16.9 acres. There will be a lot line adjustment to add to the parcel. This will be used for an outdoor rink. The main site will be a house for the owner and a barn with stable for 15 horses and indoor riding rink and outdoor grazing area. There are no wetlands. This is a Special Exception because it is commercial. This will primarily be boarding of horses and horses to sell to other people. There will not be a lot of traffic. The indoor riding rink will be small. A public hearing was scheduled for Tuesday, November 20, 2018.

(c) Subdivision #320 Michelle & Tyler Fielstra 89 Roast Meat Hill Road Map 37
Lot 17
Jason Nemergut and Tyler Fielstra were present. Mr. Nemergut noted this was an application for a 2 lot subdivision. The 2.7 acre parcel will have frontage of 280' and the existing lot has frontage of 250'. They will be meeting with the Wetlands Commission next month. The lot has been reviewed by Rich Snarski and the Sanitarian. The reason for the subdivision is that the owner had a tragic accident and can't afford to keep all the property. He is requesting a waiver of Open Space per Section 485.52. Chairman Lentz didn't see why the Open Space couldn't be donated. Mr. Nemergut noted they are doing a 10 year USDA for a forestry rehabilitation program and for recreational trails they are maintaining. There is a large portion of wetlands so back of property can't be developed. They have 5 different trails. They will also be removing all invasive species.

Chairman Lentz felt there could be an arrangement with the Land Trust for the Open Space. Tyler Fielstra noted another option would be to give balance of the property to the Land Trust if he ever sold it. There was a brief discussion regarding the possibility of a Conservation Easement. Tyler Fielstra noted he wants the land preserved.

The applicant will return to the next meeting and in the mean time talk to the Land Trust about the Open Space.

(d) Special Exception #343 Amanda Brackett for Microwinery at 183 Route 81 Map 33 Lot 21E – Amanda Brackett did not come in with the application.

7. Zoning Enforcement Officer's Report

ZEO Jefferson noted she has been in contact with an Eagle Scout regarding a project for Batting Cages at Sheldon Field. This will probably come in for the next meeting.

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Page 3 of 3

ZEO Jefferson noted she left a message for Bob Doane regarding the Conservation Easement.
There has to be 20 contiguous acres for a Conservation Subdivision. Waiting to hear back from
Mr. Doane.

8. Report of Officers and Subcommittees

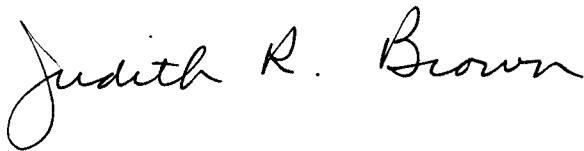
(a) Town Plan of Conservation & Development

Nothing further, item can be taken off the agenda in the future.

9. Adjournment

There being no further business, the meeting adjourned at 7:48 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, ZEO	Mark Branse, Esq., Commission Attorney