

Present – T. Lentz, Chairman C. Jefferson, ZEO
D. Gross
P. McGuinness
T. Hogarty
B. McLaughlin
J. Gay (Seated for G. Cook)
R. Drew (non-seated alternate)

It is noted for the record a public hearing was held commencing at 7:00 PM and closing at 7:50 PM for Special Exception #342 submitted by Claddagh Ridge Equestrian Center, LLC (applicant) and Paul E. Schulze (owner) for Commercial Boarding Stable for property located at 00 L'Hommedieu Road and 583 Route 81, Killingworth (Tax Map 16/16, Parcel 32A/34, Residential Zoning District). There was approximately 8 people in the audience.

1. Call to Order

Chairman Lentz called the meeting to order at 7:55 PM immediately following the above noted public hearing.

Motion by Gross, second by McLaughlin, to add items to agenda #344 Municipal Improvement for 2 Batting Cages and #343 Amanda Blake Special Exception for Microbrewery. Passed Unanimously.

2. Minutes of Regular Meeting No. 1167 Held October 16, 2018

Motion by Hogarty, second by McLaughlin, to approve October 16, 2018 Minutes as written. Passed Unanimously.

3. Visitors – no one offered any comments at this time.

4. Communications and Bills

- (1) Inland Wetlands & Watercourses Commission Minutes from October 9, 2018.
- (2) Memo from IWWC dated November 13, 2018 Re 89 Roast Meat Hill Road, 2 Lot Subdivision, no objections.
- (3) Memo from Killingworth Fire Marshal dated October 23, 2018 Re 89 Roast Meat Hill Road.
- (4) Letter from Murtha Cullina dated October 22, 2018 Re Petition of Chatfield Solar Fund LLC to Connecticut Siting Council for a 2.35 megawatt solar-based electric generating facility.
- (5) Planning & Zoning Budget as of November 1, 2018.

- (6) Affidavit of Publication from The Hartford Courant Re Expiration of The Ridges of Deer Lake Subdivision Phases III and IV.
- (7) Affidavit of Publication from The Hartford Courant Re Notice of Public Hearing for Claddagh Equestrian Center LLC.
- (8) Letter from Killingworth Land Conservation Trust Inc. dated November 19, 2018 Re property owned by Tyler Fielstra on Roast Meat Hill Road.
- (9) Notice of proposed Regulation Amendment from Madison Planning & Zoning Commission for Sections 6.1.2.2, 6.1.3, 6.15.2, 2A.1.5 and 12.8 relating to maximum average building height.
- (10) Invoice from Halloran & Sage for legal services in the amount of \$92.50.
- (11) Letter from Law Offices of David L. Weiss dated November 1, 2018 Re Freedom of Information Request.
- (12) Application for Municipal Improvement #344, Nash and Thomas Knowlton for 2 batting cages at Sheldon Field for Eagle Scout Project.
- (13) Application for Special Exception #343 Amanda Brackett, Southern CT Wine Company, for Microbrewery.
- (14) Public Hearing documents submitted: site plan, Pasture Management Plan, letter from CT Water Company dated November 19, 2018, Memo from Paul Hutcheon, Director of Health, dated February 8, 2018.
- (15) Letter from Sandra McLaurin Ferguson dated November 19, 2018 Re #342 Claddagh Boarding Stable at 583 Route 81.

5. Old Business

(a) Special Exception #342 Claddagh Ridge Equestrian Center for Commercial Boarding Stable at 583 Route 81 & 00 L'Hommedieu Rd. Map 16, Lots 32A & 34
Chairman Lentz noted a public hearing was held prior to this meeting. The application was fully explained, there was a brief discussion, questions were answered. No one spoke either in favor or in opposition.

Dave Gross noted they described everything in detail. In the event it should get sold, the new owner would have to come back and amend this application or apply for a new one. Our approval would be based on this use as described.

Motion by McLaughlin, second by Hogarty, to approve #342 Claddagh Ridge Equestrian Center for Commercial Boarding Stable with the following conditions – 1) can't apply for construction permits until they come in for lot line revision; 2) show paddock on other side on the plan. **PASSED UNANIMOUSLY.**

(b) Subdivision #320 Michelle & Tyler Fielstra 89 Roast Meat Hill Road, Map 37 Lot 17
No one was present, item was tabled.

6. New Business

(a) #344 Municipal Improvement for 2 Batting Cages at Sheldon Field
Nash Knowlton noted he would like to do 2 batting cages at Sheldon Field as an Eagle Scout Project. These would be used for practice. He has already met with Park & Rec. They will be taken out during the winter and stored in order to last longer. They are not near the wetlands. He is asking for volunteers from the Troop and community to help. Motion by Gross, second by Hogarty, to approve #344 Municipal Improvement for 2 Batting Cages at Sheldon Field as submitted. PASSED UNANIMOUSLY.

(b) #343 Amanda Blake Special Exception for Microbrewery
A public hearing was scheduled for Tuesday, December 18, 2018, for this application.

7. Zoning Enforcement Officer's Report

C. Jefferson, ZEO, noted a neighbor on Kenilworth Drive, which is a private road, wants a street light. There is nothing that says it can't be on a private road. There is a Neighborhood Association. ZEO Jefferson noted she felt the whole Association should approve it and the person requesting it should approach the Association. It was felt unless it's on the individual's private property, the Association should approve it.

Permit log for October 2018 was distributed.

8. Report of Officers and Subcommittees – none.

9. Adjournment

There being no further business, the meeting adjourned at 8:30 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary

Cc: Commission Members
Board of Selectmen
Town Clerk

Minutes of Regular Meeting No. 1168 of the Killingworth Planning & Zoning Commission Held
Tuesday, November 20, 2018, at 7:00 PM at the Killingworth Town Office Building, 323 Route 81,
Killingworth, Connecticut
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C. Jefferson, ZEO
Susan Dean
Terrence Doyle
MaryAnn Lisk
Public Works
Mark Branse, Esq.
Joseph Dillon