

Minutes of Regular Meeting No. 1165 of the Killingworth Planning & Zoning Commission Held on Tuesday, September 18, 2018, at 7:00 PM at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
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Present: T. Lentz, Chairman
D. Gross
G. Cook
P. McGuinness
T. Hogarty
B. McLaughlin
J. Gay (non-seated alternate)
A. Martin (non-seated alternate)
R. Drew (non-seated alternate)

1. Call to Order

Chairman Lentz called the meeting to order at 7:00 PM.

2. Minutes of Regular Meeting No. 1164 Held August 21, 2018

Motion by Gross, second by McLaughlin, to approve August 21, 2018 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors

(a) Bob Doane – preliminary discussion of possible subdivision on Roast Meat Hill Road. Bob Doane introduced himself as Michael Berkun's representative for property he owns on Roast Meat Hill Road. The parcel is 29.8 acres. Mr. Berkun would like to subdivide the property into 6 lots. Mr. Doane presented a Conventional layout with a proposed roadway of 800' long and 5 lots with access on the roadway. The 6th lot would have access on Reservoir Road. Mr. Doane reviewed soil types (BE and C) and analysis data. He noted the wetlands had been flagged by Mr. Snarski and mapped by Angus McDonald's office.

Chairman Lentz asked about Open Space. Mr. Doane indicated there was an Open Space band running through the center following a stream bed running from the CT Water Company property South.

Mr. Doane stated he met with Cathie Jefferson and went through all the requirements. He felt this met all the requirements for the Conventional Subdivision with the 800' roadway providing access. He indicated with today's market, it's not worthwhile to build the roadway. He presented an Open Space Subdivision with only 5 lots. The 6th lot would require a wetlands crossing. This however doesn't meet the ratio of rear lots. ZEO Jefferson suggested asking for a waiver or try to get another lot for the ratio.

He further noted the property can support 6 lots and can also do a layout of 5 lots with 34% Open Space of 10.1 acres. Mr. Doane indicated if this seems feasible, they would like to do soil testing to justify the buildable area on the 5 lots and to demonstrate it meets the Public Health Code. He felt this complies with the Subdivision Regulations and it would be a Conservation Subdivision with the following lots – Lot 1 – 1.96 acres; Lot 2 – 1.7 acres, Lot 3 – 1.62 acres, Lot 4 – 8.11 acres and Lot 5 – 6.32 acres. Open Space would be 10.11 acres. It was noted the owner would like Lot 4 to be as big as possible. Mr. Doane indicated they would do soil testing for 2 areas on Lot 5.

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Tom Hogarty asked where the access would be for the Open Space. Mr. Doane indicated that hasn't been determined yet, but is flexible. Hogarty asked if the Open Space automatically goes to the Land Trust. Chairman Lentz noted the Commission encourages that and urged Mr. Doane to contact the Land Trust.

Mr. Doane noted several years ago this property was subject to a wetlands violation which has been fully documented in the town records.

Soil based zoning was briefly reviewed.

Chairman Lentz noted the Commission needs to decide whether it wants the Conventional or Conservation Subdivision and a waiver to allow a rear lot with just 4 frontage lots. He suggested Commission members should walk the property before making any decisions.

A sitewalk was scheduled for Saturday, September 22nd, at 10:00 AM. Chairman Lentz asked Mr. Doane to install either flags or stakes at the end of the roadway cul-de-sac. It was also noted anyone who couldn't make the 22nd could walk the property on their own.

Chairman Lentz explained the Conservation Subdivision allows for smaller lots in exchange for increased Open Space. The advantage to the developer is they don't have the expense of the roadway.

It was decided Mr. Doane will come to the October 2nd Commission meeting for another preliminary discussion.

4. Communications and Bills

- (1) Planning & Zoning Budget As Of September 1, 2018.

5. Old Business – none.

6. New Business

Tom Hogarty noted it had occurred to him if there was nothing on the Agenda, whether the meeting could be cancelled. Discussion ensued, no decision was reached.

7. Zoning Enforcement Officer's Report

- (1) Permit Log was distributed.

8. Report of Officers and Subcommittees

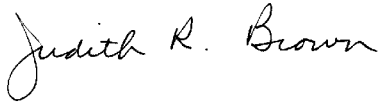
- (a) Town Plan of Conservation & Development
Final copies of the Town POCD were distributed.

9. Adjournment

There being no further business, the meeting adjourned at 7:55 PM.

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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