

Minutes of Regular Meeting No. 1173 of the Killingworth Planning & Zoning Commission Held Tuesday, March 19, 2019, at 7:00 PM at Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
Page 1 of 4

Present - T. Lentz, Chairman
D. Gross
P. McGuinness
T. Hogarty
B. McLaughlin
A. Martin (non-seated alternate)
R. Drew (seated for G. Cook)

1. Call to Order

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

2. Minutes of Regular Meeting No. 1172 Held February 19, 2019

Motion by Gross, second by Hogarty, to approve February 19, 2019 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(a) Application #347, Sherry Farquharson, Special Exception for Boarding Stable.

(b) Invoice from Connecticut Federation of Planning & Zoning Agencies for membership dues through March 31, 2020 in the amount of \$110.00.

(c) Letter from Cathie S. Jefferson to Robert Sassi, dated 2/21/19, Re Illegal Apartment. Mr. Sassi is not to have no personal contact with Cathie Jefferson per Trooper Taylor. Mr. Sassi is to contact the Building Official, Jerry Russ, to re-inspect the basement apartment when both the stove and renters are gone.

(d) Letter from Cathie S. Jefferson to Constantine Matopoulos, dated 3/14/19, Re Unregistered Motor Vehicles.

(e) Letter from Cathie S. Jefferson to Richard Fragola, dated 3/8/19, Re Dumpsters Complaint.

(f) Planning & Zoning Budget As of 3/7/19.

Minutes of Regular Meeting No. 1173 of the Killingworth Planning & Zoning Commission Held Tuesday, March 19, 2019, at 7:00 PM at Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
Page 2 of 4

(g) Letter from Roger Nemergut to Thomas Lentz, dated 2/27/19, Re Fielstra Subdivision, Mylar Filing.

(h) Letter from Charles Martens to Connecticut Siting Council, dated March 11, 2019, Re Petition 1354, Chatfield Solar Farm.

5. Old Business – Paul McGuinness noted he did not receive a copy of the “Housing Alternatives” document distributed a couple meetings ago. He will ask Cathie Jefferson to distribute copies again.

6. New Business

(a) #347, Special Exception for Sherry Farquharson, 6 Parker Hill Road, Map 21, Lot 8, for commercial boarding stable

Sherry Farquharson noted this is retirement for her doing riding lessons, birthday parties, etc. Parking has been shown on the plot plan, as well as trailers, exits, entrances, etc. The barn has been there for years, they have been there for 36 years. Ms. Farquharson noted she will be working into this gradually for when she retires. The dumpsters and porta-potti’s will be there once they receive approval. It was noted there are 4 neighbors. A public hearing was scheduled for April 16, 2019.

(b) Solar Farm

Chairman Lentz noted Charlie Martens attended some of these meetings and submitted a letter to the Siting Council voicing his concerns. Chairman Lentz noted the Siting Council didn’t ask questions during the hearing, but had grilled the applicant earlier in the day. The public hearing was continued to March 26th at the Council office. The DEEP report had indicated this property was completely forested, there was no application for storm water permit. There were 3 species of concern on the site as well as vernal pools with insufficient buffers. Only a 10’ buffer around the wetlands where normally 100’ is required. There was discussion regarding the fact there was no wetlands buffer. Chairman Lentz noted he would write a letter voicing these concerns and that this is not consistent with our regulations or DEEP. The question also came up should a bond be posted in case no one maintains the solar farm and its abandoned. Dave Gross noted these should be on properties that our appropriate and feasible to the neighbors.

Minutes of Regular Meeting No. 1173 of the Killingworth Planning & Zoning Commission Held Tuesday, March 19, 2019, at 7:00 PM at Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut
Page 3 of 4

Tom Hogarty noted a lot of people said there has to be a better place for this, however, you won't find a level clear lot. Wherever this goes, the neighbors will come out.

Chairman Lentz noted there were enough concerns that this property is ill suited – vernal pools, storm water runoff, wetlands, etc.

First Selectwoman Lino noted the State Department of Energy & Environmental Protection has jurisdiction over the wetlands and filed a pretty detailed letter of concern. The Town's local wetlands decided to let DEEP take the lead. Chairman Lentz felt the Commission should say it agrees with these concerns. It was also noted the application says this is a commercial zone, but it is a residential zone. We should also mention abandonment and reinforce storm water drainage because of runoff from the slope.

7. Zoning Enforcement Officer's Report – no report, ZEO was absent.

8. Report of Officers and Subcommittees

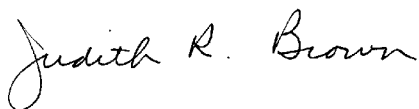
Chairman Lentz noted he put together a list of items for discussion in the future when the Agenda is light. He will email the list to everyone before the next meeting. It was noted "demolition by neglect" was one item on the list.

Dave Gross asked if anything has been said about posting a bond for the solar farm. First Selectwoman Lino noted the developer said they are posting a \$400,000 bond, but we don't know how it will be enforced. Annual reporting is required from the developer on the state of things every year. The question was asked who enforces keeping track of this site. It's either DEEP or they can assign it to the local officials.

9. Adjournment

There being no further business, the meeting adjourned at 7:45 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary

**Minutes of Regular Meeting No. 1173 of the Killingworth Planning & Zoning
Commission Held Tuesday, March 19, 2019, at 7:00 PM at Killingworth Town Office
Building, 323 Route 81, Killingworth, Connecticut
Page 4 of 4**

**Cc: Town Clerk
Board of Selectmen
Commission Members
C. Jefferson, ZEO
Conservation Commission
Inland Wetlands & Watercourses Commission
Public Works
Mark Branse, Esq., Commission Counsel
Joseph Dillon, Town Engineer**