

Minutes of Regular Meeting No. 1174 of Killingworth Planning & Zoning Commission Held Tuesday, April 16, 2019, 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
T. Hogarty
G. Cook
B. McLaughlin
J. Gay (seated for P. McGuinness)
A. Martin (non-seated alternate)
R. Drew (non-seated alternate)
C. Jefferson, ZEO

PUBLIC HEARING - #347, Special Exception for Sherry Farquharson, 6 Parker Hill Road, Map 21, Lot 8, for commercial boarding stable. Secretary Hogarty read the Notice of Public Hearing into the record, said notice having been published in The Hartford Courant on April 4 and 11, 2019. Memo from Paul Hutcheon, Director of Health, to Thomas Lentz, Planning & Zoning Chair, dated April 16, 2019, was read into the record. Mr. Hutcheon requested a continuance of the hearing to allow for him to obtain additional information. **Motion by Gross, second by McLaughlin, to continue the public hearing for Special Exception #347, Sherry Farquharson, 6 Parker Hill Road, Map 21, Lot 8, for Commercial Boarding Stable. PASSED UNANIMOUSLY.**

MEETING AGENDA

1. Call to Order

Chairman Lentz called the meeting to order at 7:05 PM.

2. Minutes of Regular Meeting No. 1173 Held March 19, 2019

Motion by Gross, second by McLaughlin, to approve March 19, 2019 Minutes as written. PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

- Memo from Paul Hutcheon, Director of Health, dated April 16, 2019, Re Special Exception #347.
- Email from Louis Annino enclosing his letter to the Connecticut Siting Council Re Petition #1354 Chatfield Solar.
- Email with link to Killingworth Advocates for Responsible Solar.
- Killingworth Planning & Zoning Commission letter dated March 20, 2019 to the Connecticut Siting Council Re Petition 1354.

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- Note from Paul McGuinness Re Connecticut Siting Council letter.
- Letter from the Connecticut Siting Council dated March 21, 2019 acknowledging receipt of Chairman Lentz's letter from the Killingworth Planning & Zoning Commission.
- Letter from Fire Marshal Jim McDonald Re Special Exception #347, 6 Parker Hill Road.
- Addition of sign to Special Exception #347, 6 Parker Hill Road.
- Regional Metropolitan Transportation Plan – copies to be made when final received.
- Town of Clinton Planning & Zoning Commission, Notice of Application for replacement of booster pump station and demolition of existing pump station at 12 Kelseytown Bridge Road.
- Planning & Zoning Budget as of 3/31/19.
- Letter from Cathie S. Jefferson, ZEO, to Hannah Jurewicz Re Sober Houses at 149 Green Hill Road & 446 Route 148.
- Affidavit of Publication for Notice of Public Hearing for Special Exception #347.
- #348, Lot Line Change, Theodore Machold, 206 Old Deep River Turnpike.

5. Old Business

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

Public hearing was continued to the next meeting.

6. New Business

(a) #348, Lot Line Revision of properties 206 Old Deep River Tpk. Map 27 Lot 7 Alexander Twarowski owner & Route 81 Map 28 Lot 20 Ted Machold owner.

Mike Ott, Professional Engineer and Land Surveyor, introduced himself. He noted this property was owned by Ted Machold and located immediately north of the circle on the west side parking lot of the store and post office. The 1.2 acre parcel has been in his family for years. Sometime in the 1930's, the State made an agreement to dump blasted fill on the parcel. Therefore, it is not suitable for a septic system. The brook runs along the rear of the property. Mr. Twarowski agreed to sell 1.4 acres to Mr. Machold to make one lot. The original property line would be changed to include the 1.4 acres. Mr. Ott noted the blasted fill goes right to the edge of the brook which flows down and disappears into the rock fill and eventually ends up in the pond. The reason for this change is to make a site for a house and suitable septic system. Soil testing was done. There currently is an application before the Wetlands Commission for a crossing.

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Chairman Lentz asked if this meets soil based zoning. It was noted they are not creating a new lot, just adding to the Machold lot. Chairman Lentz noted this is a step toward conformity. **Motion by Hogarty, second by Cook, to approve Lot Line Change #348 for properties 206 Old Deep River Tpk. Map 27 Lot 7 Alexander Twarowski owner & Route 81 Map 28 Lot 20 Ted Machold owner. PASSED UNANIMOUSLY.**

7. Zoning Enforcement Officer's Report

ZEO Jefferson reviewed the following items –

Letter regarding Sober Houses. ZEO Jefferson noted having open public AA meetings is over and above what the State allows. Hannah Jurewicz pulled this off the website and stopped doing it.

Permit Logs were distributed.

Mike Harkin will be submitting applications possibly next month to Wetlands and Zoning. He is still working with Director of Health and the State for septic location. The State will also have to approve the driveway permit.

Town has taken ownership of properties on Beaver Dale Road. It will be paved next year and the property sold.

8. Report of Officers and Subcommittees

Chairman Lentz noted he made a list of items to be worked on when the Commission has a light agenda and some time.

Tom Hogarty noted he saw Chairman Lentz's letter to the Siting Council recommending denial of the Solar Farm. Hogarty indicated he didn't remember hearing that at the last meeting, but rather members supported DEEP's concerns. His feeling was the letter said something the Commission didn't say. Chairman Lentz noted he thought the letter was the consensus of how the Commission felt. He agreed there was no denial but no one spoke in favor of it. In view of DEEP's serious concerns, he felt people were against it. David Gross, Tom Lentz, Paul McGuinness, Brice McLaughlin and Rob Drew all agreed. Alec Martin noted it was his understanding the Commission supported the concerns of DEEP, but never said to deny it. Maybe in the future there should be a vote on something like this. Chairman Lentz noted the Chair is designated to do all communications and this was a logical conclusion from the discussion. David Gross noted he asked at the meeting what happened if the project went south. Who would get stuck with it? Joan Gay noted she was struck by the words "The Commission

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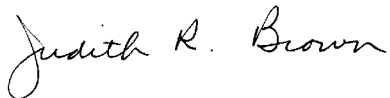
believes...". She indicated every board or commission never "believes," they either are for or against or don't take a stand. She didn't feel it was clear whether the Commission actually took a stand. She also felt next time there should be a vote. Chairman Lentz noted in the future he will be much more explicit with the Commission in explaining the contents of the letter. Tom Hogarty noted he listened to the recording from the last meeting and the Commission never got to a conclusion, but supported DEEP's concerns. It was noted Paul McGuinness had raised the issue of possibly recommending an alternate site. There was a brief discussion regarding alternate sites, but it was noted this is private property. Hogarty indicated he stated at the last meeting there weren't many other sites in town where this could go.

It was noted at the recent Land Use Seminar at Wesleyan, it came up that vernal pools have a 500' buffer zone. Attorney Mark Branse noted DEEP does not have any regulation regarding this.

9. Adjournment

There being no further business, the meeting adjourned at 8:00 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary

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