

**Minutes of Regular Meeting No. 12114 of the Killingworth Planning & Zoning Commission
Held on Tuesday, October 18, 2022 at 7:00 PM by Go-To-Meeting.**

AGENDA

1. Call to Order

Chairman Lentz called the meeting to order at 7:01 PM. Members in attendance and seated were Lentz, Hogarty, McGuinness, Cook, McLaughlin, Warren (seated for Tobelman) and Martin. Others present include ZEO Talbot, Karen and Jeff Jacobs.

2. Minutes of Regular Meeting September 20, 2022

**Motion by Cook, second by Hogarty, to approve September 20, 2022 Minutes as written.
PASSED UNANIMOUSLY.**

3. Visitors

Elizabeth Schipritt was present as was Karen and Jeff Jacobs.

4. Communications and Bills

Application received from Elizabeth Schipritt for restaurant at 256 Route 81 under New Business.

5. Old Business – none.

6. Zoning Enforcement Officer's Report

a. Running Brook Farms

ZEO Talbot gave an update on the issues at RBF. At the last meeting the Commission asked him to contact the RBF lawyers concerning this situation. Their attorney agreed the Commission should give them the 60 days before going before a Judge. They still have the remainder of the 60 days to submit a Special Exception and request a Zoning Regulation. At the close of the 60 days and if no application or request for regulation change, Talbot will go back to the attorney and ask what's next.

Stephanie Warren noted she is chairman of the Conservation Commission and that the issues at RBF were brought up before that Commission. All members got a copy of the letter originally sent to the Zoning Board August 19th. The letter was also sent to people on various commissions. The question was brought up by the Conservation Commission as to whether or not the Commission should get involved. Is there any indication that pollution was occurring. If so, the Commission to send letter to Planning & Zoning, otherwise stay uninvolved. Lentz noted they should look into water testing and maybe contact DEEP. ZEO Talbot said in terms of water quality he was going directly thru DEEP about the furnaces. DEEP told him that when the furnaces start to smoke, he should call them and they would come down and inspect. In terms of water quality, there is some runoff coming from this site although not mass amounts. There doesn't appear to be a lot of silt. They should regrade the property. The Commission should get

a plan from them showing on site management of storm water that should be kept on the site. Lentz agreed the Commission should look into water testing to have a baseline.

Lentz noted there are two issues – processing and furnaces. Waiting for the 60 days to run out on the processing. Talbot noted they are splitting wood and making fire wood which is part of their operation. Lentz noted if they submit a new application, it may not be approved.

b. Turnbridge Lighting

At the last meeting Talbot indicated he had made an appointment for October 8th where they turned on all lights except the coach lights. Everything else was on. Without the coach lights he didn't see anything that was an issue. The coach lights were there before. He didn't know if there are any permits for them. He reviewed the attorney's letter. They are agreeing to keep every other one of the coach lights off permanently.

The Jacobs (47 Parker Hill Road) noted there's more to this story. They have put up 5 sets of mini flood lights, not on any plans. They just put them up on the 14th. Talbot noted he will be speaking to their attorney. He left message with the attorney. Jacobs noted there are 5 sets of 2 flood lights that are on a sensor that goes on at night and off in the morning. Maybe they could be transferred over to some type of motion sensor. Those lights have a glare and face my house.

Chairman Lentz noted the lighting should be shielded so as not to have a glare. Talbot noted they are not shielded and don't belong there. Lentz noted the Commission will have to determine if they are in violation of glare or are visible beyond the property served.

There was a brief discussion of possible reduction to lower wattage of the coach lights. Jacobs asked when they will get an update regarding Turnbridge. Talbot advised Jacobs he could call the ZEO any time in the office.

Karen Jacobs noted their property abuts at least 300 feet. Those lights are atrocious and light up their house. They have been here since August. Talbot noted he will go to Jacobs house and take a look. Chairman Lentz indicated the Commission will do what it can relative to this matter.

7. New Business

a. Special Exception/Site Plan Approval – Elizabeth Schipritt, Shipwreck Tavern, 256 Route 81, Killingworth – Special Principal Use/Proposed Restaurant/Tavern, Commercial District – Schedule Public Hearing

Elizabeth Schipritt noted they would like to turn the existing market into a family style restaurant with bar. Lentz indicated a public hearing needs to be scheduled at this time. ZEO Talbot said he talked to Attorney Perry today about the apartments. The attorney is talking to the owners and will let the ZEO know what they want to do. The 3 apartments have never been legalized. Perhaps the 3 apartment should be part of this application. Talbot will talk to the Recording Secretary about the legal notice. Alec Martin noted the seating capacity would be 34.

Chairman Lentz noted if the applicant wishes to include apartments in the application, they will have to submit a revised application. ZEO Talbot noted the plans already show the apartments. They should briefly amend the application and a letter from the owners' attorney allowing this to happen. The Commission can then take care of the whole property at the same time. The public hearing for this application was scheduled for the November meeting.

8. Report of Officers and Subcommittees

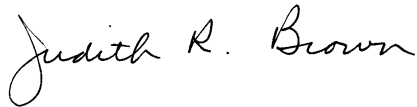
The owners of the Killingworth Inn are considering reopening the café/restaurant and putting apartments in the house. They will be meeting with ZEO Talbot next week and will probably be submitting an application.

Alec Martin, RiverCog representative, noted they are going to be starting a Housing Committee for all 17 towns and they will want someone to represent Killingworth.

9. Adjournment

There being no further business, the meeting adjourned at 7:46 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown".

Judith R. Brown, Recording Secretary