

Minutes of Killingworth Planning & Zoning Commission, Regular Meeting No. 1212, Held on Tuesday, August 16, 2022, Page 1 of 2

1. Call to Order

Chairman Lentz called the meeting to order at 7:00 PM. Members present and seated were Lentz, Hogarty, McGuinness, Cook, McLaughlin, Tobelman. Alternate members Warren, Martin and Drew, were also present.

2. Minutes of Regular Meeting July 19, 2022

Motion by Hogarty, second by Cook, to approve July 19, 2022 as written. PASSED UNANIMOUSLY.

3. Visitors – Neal Lewis was present relative to Turnbridge Lighting, 65 Parker Hill Extension. Mr. Lewis noted there are massive amounts of lights since Turnbridge moved in. Karen Johnstone call ZEO Talbot. Talbot visited the site and said he would be in touch. Talbot then noted the lights in the trees were illegal. He spoke to Turnbridge and the lights were to be off until things were settled. This went on for about 3 weeks and all lights were on at dusk and off at dawn. There was a meet and greet at Turnbridge. All lights were on bright. The question was asked what's going to happen when the leaves are off the trees. Lights are on a timer.

Chairman Lentz read Section 500-33, Exterior Lighting, into the record.

ZEO Talbot noted his enforcement came about from a visit to his office. It was noted there are more lights there than ever before. He then visited the subject property and focused on the parking area which had flood lights up in the trees. A Zoning Permit was then obtained for the parking lot. He then talked to Mrs. Johnstone again about the lighting. There is also a series of coach lights. Talbot then reviewed the 2016 GIS and looked for lights.

Mr. Lewis noted lights have been there for several years but rarely were used. The lights are brighter than before. They are on a light sensor, on a dusk, off at dawn. Additional lights were mounted on the building that weren't there before. Mr. Lewis showed a photo of the lights on a night time taken from a hand held camera. He reviewed lights that have been put in recently. Lewis noted they don't mind if they light their property but we don't want the lights on our property.

Chairman Lentz asked if anything they are doing conflicts with the regulations. Is there glare? Mr. Lewis replied yes, on the Johnstone and Lewis property. Mrs. Lewis went out to the back of their property and lights were facing our property.

Lentz noted it looks like they are in violation of part "A" of Section 500-33. Its clear its visible on other property. Mr. Lewis noted they haven't heard from anybody and its been about 4 weeks. Lentz suggested ZEO Talbot approach Turnbridge again and show them Section 500-33 of the regulations. Talbot noted he visited the site last night at 10:00 PM and there were no lights on. Talbot indicated he would visit them tomorrow. He also noted there were lights on the barn but he didn't think they were in violation. Those are new lights.

Warren asked if the lights stay on all night. The reply was no, they are on a light sensor. Cook noted this is not a motion sensor, it's a light sensor that goes on at dusk and off at dawn. Cook

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also noted it sounds like there are a few violations – 1) types of fixtures, 2) locations of fixtures and 3) shields. ZEO Talbot will figure out which regulations are in violation. It was noted there is nothing in the regulation on duration of lighting. He will follow up and speak with the Commission attorney. Lentz noted the main violation is part “A” of the regulation.

Mr. Lewis will email photos to ZEO Talbot tomorrow. He also noted the new parking lot lights are fine.

Chairman Lentz noted the Commission and ZEO Talbot will follow up on this matter.

4. Communications and Bills – none.

5. Old Business – none.

6. Zoning Enforcement Officer’s Report

a. Turnbridge Lighting, 65 Parker Hill Extension

ZEO Talbot noted he will get Turnbridge to fix parking lot lights. They may have put more lights in since he was up there. He will visit the property again.

b. Chestnut Hill

ZEO Talbot noted he received a call that someone was removing fill. This is a family property and they do septic work. It was major excavation, regarding and they devote that portion of the property to agriculture. The property owner was told not to do anything more. A plan was never submitted and Talbot received another call that work had begun again. A Cease & Desist Order was issued but haven’t received any word from the property owner.

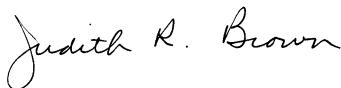
7. New Business – none.

8. Report of Officers and Subcommittees – none.

9. Adjournment

There being no further business, the meeting adjourned at 7:49 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary