

PLANNING AND ZONING COMMISSION

TOWN OF DEEP RIVER, CONNECTICUT

Town Hall

174 Main Street

Deep River, Connecticut 06417

1. A **regular meeting** of the *Deep River Planning and Zoning Commission* held on Thursday, April 16, 2009 at the Deep River Town Hall was called to order at 7:35 p.m. by Chairman Jonathan Kastner. Members present: Janet Edgerton, Nancy Fischbach, Tom Griffin, Fred Hellmers, Jonathan Kastner, Jane Samuels, Tom Walsh, and Alternates John Attridge, Leigh Balducci, and David Oliveria. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), Angus McDonald, Bruce Edgerton, Russell Marth. Commission members welcomed David Oliveria as the new alternate member.
2. Approval of Minutes: A motion was made by Janet Edgerton and seconded by Jane Samuels to approve the minutes of the regular meeting of March 19, 2009 with the following amendments: (a) Line 1, change to “regular meeting”; page 1, #5, quotations added around “dogs and cats”; (b) page 2, line 4, quotations added around “dogs and cats”; (c) page 2, #10, line 7, amend to read “A motion was made by Nancy Fischbach and seconded by Janet Edgerton to report to the Water Pollution Control Facility, . . .”; minutes of public hearing of March 19, 2009 as printed; minutes of public hearing of April 2, 2009 with the following amendments: (a) Correspondence (a) delete “Senior Planner, CRERPA” after J.H. Torrance Downes; and (b) amend paragraph to read “Nancy Fischbach noted for the record that she is a member of the Conn. River Gateway Comm.; she had explained the application to the Gateway Board but did not participate in the opinion.”; and minutes of special meeting of April 2, 2009 as printed. Voted Unanimously.
3. Payment of Bills: The following bills were received: Hartford Courant, legal advertising, \$194.04; Nancy Howard, clerical services, 17 hours. A motion was made by Fred Hellmers and seconded by Jane Samuels to approve the bills as presented. Voted Unanimously.
4. Correspondence: Janet Edgerton noted receipt of the following correspondence: (a) letter dated 3/25/09 from ZEO Jefferson to Lawrence Webb, 11 Everett Lane, regarding motor vehicle junk; (b) letter dated 4/1/09 from ZEO Jefferson to Dagmar Ratensperger, 440 Industrial Park Road, regarding sign and retail sales. Chairman Kastner noted that a sign for the whole complex may be installed at the entrance to the industrial park in the Town right of way off Route 80; (c) letter dated 4/1/09 from ZEO Jefferson to Noel Belton, 38 Main Street, regarding signs; (d) letter dated 4/15/09 from ZEO Jefferson to Best Cleaners, 180 Main Street, regarding signs; (e) letter dated 4/15/09 from ZEO Jefferson to Adams Supermarket, 183 Main Street, regarding signs; and (f) e-mail dated 4/10/09 from Jim & Lynn Burns regarding property at 164 Cedar Lake Road.
5. Angus McDonald, Jr./Andrea Isaacs, 161 River Street (Map 62, Lot 28), Application #53: An Application for Special Permit was received from Angus McDonald, Jr. and Andrea Isaacs for the purpose of a banquet/meeting facility and catering kitchen on property of Lace Factory, LLC at 161 River Street (Map 62, Lot 28). The applicant, Angus McDonald, Jr., stated the proposal is for a 1720 sq. ft. banquet/meeting room on the first floor of the main building with a 800 sq. ft. catering kitchen on the ground floor, 400 sq. ft. of which will be for dry storage and catering supplies. Mr. McDonald noted that the plan indicates parking for 48 cars. No paving is proposed. The existing gravel parking lot would be used with additional parking on the existing lawn. There may be one to five employees. Mr. McDonald noted that the use would be limited to a couple days per week. Functions would not be scheduled at the same time as the farmers market. A fence is proposed along a section of the road. No other construction is proposed. A motion was made by Nancy Fischbach and seconded by Jane Samuels to receive Application #53, Application for Special Permit by Angus McDonald, Jr. and Andrea Isaacs, and to schedule a public hearing on May 21, 2009 at 7:00 p.m. Voted Unanimously.

6. Plan of Conservation and Development: Nancy Fischbach noted that the Planning Committee met and reviewed the Plan and the correspondence received regarding an amendment. The proposed amendment regarding the Turnpike Industrial District had been forwarded to the Commission members. Nancy Fischbach noted that she is going through the Plan to note what has been accomplished to date. No philosophical changes are proposed to the Plan which would change the tone of the document. A motion was made by Jane Samuels and seconded by Tom Griffin to schedule a public hearing on June 18, 2009 at 7:00 p.m. for proposed amendments to the Plan of Conservation and Development. Voted Unanimously.

7. Audience: Russell Marth noted that the Board of Selectmen has voted to send the Design Advisory Board proposal to a Town Meeting or to be included in the referendum for the Town Budget.

8. Reports: (a) Attorney: An Executive Session will be held later in the meeting.

(b) Engineer: No report.

(c) Chairman: Chairman Kastner noted that the Champion Manufacturing building at 6 Winter Avenue is for sale. There may be interest in a mini industrial park.

(d) ZEO: ZEO Jefferson presented a monthly report to the Commission dated 4/16/09 and a list of six administrative permits issued during the month.

Cumberland Farms: The grand opening for Cumberland Farms was held on April 9, 2009. The Regulations Committee is proposing an amendment to the sign regulations which would address the issue of compliance with the sign. Nancy Fischbach noted that the North driveway should have signs posted on both sides indicating right turn only. The ZEO will follow up on the signs at the exit.

(e) Planning/Regulations: Nancy Fischbach noted that proposed amendments to the Zoning Regulations were forwarded to the Commission members. The amendment to the sign regulations will be included. A motion was made by Nancy Fischbach and seconded by Janet Edgerton to schedule a public hearing on June 18, 2009 at 7:00 p.m. for proposed amendments to the Zoning Regulations. Voted Unanimously.

Nancy Fischbach noted that she forwarded four names to the Board of Selectmen for the Plan of Development Implementation Committee. The Implementation Committee will be an agenda item for the next Board of Selectmen meeting.

Chairman Kastner noted that Phase II of the streetscape plan for the area around the Town Hall and Piano Works will be going out to bid shortly. The handicap ramp at the Town Hall will be constructed in conjunction with the streetscape work.

9. Executive Session: A motion was made by Nancy Fischbach and seconded by Janet Edgerton to enter into Executive Session at 8:30 p.m. for the purpose of discussing pending litigation and invite the ZEO and Clerk to attend. Voted Unanimously. The Executive Session ended at 8:37 p.m.. No motions were made and no actions was taken.

10. A motion was made by Nancy Fischbach and seconded by Jane Samuels to adjourn at 8:38 p.m. Voted Unanimously.

Respectfully submitted,

Nancy J. Howard
Recording Secretary