

## 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, August 20, 2009 at the Deep River Town Hall was called to order at 7:30 p.m. by Chairman Jonathan Kastner. Members present: Leigh Balducci, Janet Edgerton, Nancy Fischbach, Tom Griffin, and Jonathan Kastner. Absent: Jane Samuels, Tom Walsh, Alternates John Attridge and David Oliveria. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary),
2. Approval of Minutes: A motion was made by Nancy Fischbach and seconded by Janet Edgerton to approve the minutes of the regular meeting of July 16, 2009 as printed. Voted Unanimously.
3. Payment of Bills: The following bills were received: Howard & McMillan, legal fees (general matters) \$1,398.50; Nathan Jacobson & Associates, engineering review - Old Orchard Estates, Invoice dated 4/7/09, \$468.20; Hartford Courant, legal advertising, \$23.76; and Nancy Howard, clerical services, 15 hours. A motion was made by Nancy Fischbach and seconded by Janet Edgerton to approve the bills as presented. Voted Unanimously.
4. Correspondence: Janet Edgerton noted receipt of the following correspondence: (a) copy of letter dated July 27, 2009 from ZEO Jefferson to Rolf Thorsen regarding property at 70 Woodland Road; and (b) letter dated July 29, 2009 from Selectman's office regarding Design Advisory Board.
5. Martin Wolman & Nancy Fischbach, 401 River Road (Map 73, Lot 5-2)/Application #55: [Nancy Fischbach recused herself on this matter only.] A public hearing was held immediately prior to this meeting on an Application for Special Permit by Martin Wolman and Nancy Fischbach for the purpose of replacing approximately 6 ft. x 9 ft. of deck with a one story addition. Commission members discussed the evidence received at the public hearing. Questions raised by Torrance Downes had been addressed by the applicant. A motion was made by Janet Edgerton and seconded by Leigh Balducci to approve Application # 55 by Martin Wolman and Nancy Fischbach as presented. Voted Unanimously.
6. Christine Scruggs, DVM, Application #56: An application for Amendment to Zoning Regulations was received from Christine Scruggs, DVM for the purpose of amending Section 4.10, Schedule of Uses, to remove R-20 from Veterinary Hospitals and add CIP & TID as allowed uses; and Section 7B.19, "Veterinary Hospitals", remove Sections 7B.19.1 - 7B.19.3. ZEO Cathie Jefferson noted that there was discussion at the last meeting regarding property at 171 Winthrop Road, which is in a residential district adjacent to the CIP district, and whether to amend Regulations for the R-80 district or change the property. ZEO noted that one step is to amend the regulations and take the veterinary hospitals out of the residential districts and add it to the Commercial Industrial Park (CIP) and Turnpike Industrial (TID) districts and remove the first three standards which would no longer apply. The second step would be to apply to amend the zoning map to change the property to the CIP district. The application for a zone change is required to be agreed to by the owners of the property. Members noted that changing veterinary hospitals to the CIP and TID districts would be in keeping with the animal day care regulations recently approved for the same districts. The

applicant, Christine Scruggs, noted that the owner would agree to apply for a change to the zoning map with her intent to purchase the property after it is approved. Members noted that the location of the property is appropriate to include in the CIP district. ZEO noted that the application to amend the regulations requires a 30 day referral period. A motion was made by Nancy Fischbach and seconded by Leigh Balducci to receive Application #56 and to schedule a public hearing for October 1, 2009 at 7:00 p.m. followed by a special meeting for possible action on the application. Voted Unanimously.

7. Audience: None

8. Reports: (a) Attorney: An answer is still pending on whether the appeal will be accepted.

(b) Engineer: No report.

(c) Chairman: No report.

(d) ZEO: ZEO Jefferson presented a monthly report to the Commission dated 8/20/09 and a list of six administrative permits issued during the month. The re-painting of the stop bar by Cumberland Farms has been completed and the bond has been returned.

(e) Planning/Regulations: No report.

9. A motion was made by Nancy Fischbach and seconded by Leigh Balducci to adjourn the meeting at 7:52 p.m. Voted Unanimously.

Respectfully submitted,  
*Nancy J. Howard*  
Recording Secretary