

## 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, November 19, 2009 at the Deep River Town Hall was called to order at 7:30 p.m. by Chairman Jonathan Kastner. Members present: Nancy Fischbach, Tom Griffin, Jonathan Kastner, Jane Samuels, Janet Edgerton, Tom Walsh, Leigh Balducci and Alternates John Attridge and David Oliveria. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), and Bruce Edgerton.
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 October 15, 2009 as printed. Voted unanimously.
3. Payment of Bills: The following bill was received: Nancy Howard, clerical services, 6 hours. A motion was made by Jane Samuels and seconded by Nancy Fischbach to approve the bill as presented. Voted Unanimously.
4. Correspondence: Secretary Edgerton noted receipt of the following correspondence: (a) letter dated 10/20/09 from Christine Scruggs, VMD requesting that the public hearing be delayed to December 10, 2009 in order to allow time to complete the property inspections before the hearing for the zone change. A motion was made by Nancy Fischbach and seconded by Jane Samuels to change the date of the public hearing on Application #57 by Christine Scruggs, VMD to December 10, 2009 at 7:00 p.m. Voted Unanimously. (b) agenda and minutes of Zoning Board of Appeals meeting held on November 17, 2009.

A motion was made by Nancy Fischbach and seconded by Jane Samuels to add to the agenda as item #5b, Application #58, 190 Main Street, Silver Leaf Consignments, LLC, Site Plan Review. Voted Unanimously.

5. Christine Scruggs, VMD, 171 Winthrop Road (Map 33, Lot 5A)/Application #57: The public hearing on the Application for Change to Zoning Map by Christine Scruggs, VMD will be held on December 10, 2009 at 7:00 p.m.

5b. Silver Leaf Consignment, 190 Main Street (Map 57, Lot 45): An application for Application for Type I Site Plan Review was received from Silver Leaf Consignments, LLC for the purpose of a retail consignment shop in Unit #1 at 190 Main Street, property of Kleban Holding Company V, LLC. ZEO noted that the applicant was unable to be present. Unit #1 consists of 1,400 square feet. The proposed use is for a consignment shop for the sale of pre-owned furniture, clothing and accessories. There will be two employees to start, with usually one at a time. The hours of operation will be 9:00 a.m. to 6:00 p.m. Monday through Saturday and Sunday, noon to 5:00 p.m. ZEO Jefferson reviewed the parking calculations from the plan for the entire site. The parking calculations in accordance with the Regulations are as follows: Dunkin Donuts, 1,600 sq. ft. 12-28 spaces; Deep River Cleaners, 1,500 sq. ft. 4-10 spaces; and Unit #1 1,400 sq. ft. 2-5 spaces. The

parking spaces on the site are 19 plus 10 on the other side of the street. Commission members suggested requiring that employee parking for the retail shall be across the street in the spaces allocated. Members noted that concerns have been raised that the parking on site is inadequate. Vehicles are parking in the loading area. The ZEO will contact the owner of the property regarding the parking concerns and additional signage and striping for no parking zones. A motion was made by Janet Edgerton and seconded by Jane Samuels to approve Application #58, Site Plan Review, subject to the following conditions: the employee parking for the retail use shall be across the street at 193 Main Street in the spaces allocated to them. Voted Unanimously. [Leigh Balducci arrived.]

6. Audience: None

7. Reports: (a) Attorney: No report.

(b) Engineer: No report.

(c) Chairman: Chairman noted that people walk through the landscaping by the door at Walgreens. Commission members recommended that the ZEO contact the owner about using paving stones for the path. Chairman also noted a newspaper article regarding an anti-idling campaign in the Town of Ridgfield. An article may be included in the next town newsletter on this matter.

(d) ZEO: ZEO Jefferson presented a monthly report to the Commission dated 11/19/09 and a list of four administrative permits issued during the month. The ZEO updated the Commission on the status of 116 Main Street which is currently in compliance and work is still being done.

(e) Planning/Regulations: No Committee meeting was held.

8. A motion was made by Nancy Fischbach and seconded by Jane Samuels to adjourn the meeting at 7:56 p.m. Voted Unanimously.

Respectfully submitted,  
*Nancy J. Howard*  
Recording Secretary