

PLANNING AND ZONING COMMISSION

TOWN OF DEEP RIVER, CONNECTICUT

Town Hall

174 Main Street

Deep River, Connecticut 06417

A **public hearing** of the *Deep River Planning and Zoning Commission* held on Thursday, January 21, 2010 at the Deep River Town Hall was called to order at 7:00 p.m by Chairman Jonathan Kastner. Members present: Leigh Balducci, Janet Edgerton, Nancy Fischbach, Tom Griffin, Jonathan Kastner, Jane Samuels, and Alternate John Attridge. Absent: Tom Walsh. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), Christine Scruggs, VMD and David Scruggs.

Secretary Edgerton read the call of the meeting published in The Hartford Courant on January 8 and 15, 2010.

I. PURPOSE: To accept evidence for or against, written or oral, approval of Application for Special Permit, Application #58, by Christine Scruggs, VMD for the purpose of establishing a small animal veterinary clinic at 171 Winthrop Road (Map 33, Lot 5A).

The Commission noted that there was no audience present, other than the applicants for this matter. ZEO Jefferson noted receipt of the following: (a) Approval from the Fire Marshal with a note that the fire alarm systems be provided and maintained; and (b) approval by the Connecticut River Area Health District. The application was not reviewed by the Commission Engineer because no new construction is proposed. ZEO noted that the sign for the public hearing was posted on the site.

PRESENTATION BY APPLICANT:

The applicant, Christine Scruggs, VMD, introduced herself and her husband, David Scruggs. The proposal is to establish a small animal veterinary clinic. She noted that there would be no boarding of animals. Animals would only stay overnight if they are receiving emergency care. An apartment is proposed on the second floor for a veterinary technician, who would care for the animals overnight. The previous use for the property was a day care. The proposed animal clinic will have less traffic.

QUESTIONS BY COMMISSION:

Nancy Fischbach asked for clarification of the size of the structure and the breakdown of the square footage. The ZEO noted that the proposed 1,000 s.f. apartment is included in the Statement of Use. The building is a total of 5,000 s.f. The exam rooms, reception area and surgery suite are 2,000 s.f.; the second floor apartment is 1,000 s.f.; office space is 1,000 s.f.; and storage 1,000 s.f. It was noted that the Commission had recommended additional signage on the state road for the buses to the day care. The type of vehicular traffic is different with this use. ZEO noted that the engineer addressed the site line issue and some trees will be removed.

A motion was made by Nancy Fischbach and seconded by Janet Edgerton to close the public hearing on Application #58. Voted Unanimously.

II. PURPOSE: To accept evidence for or against, written or oral, approval of Application for Special Permit, Application #59, by Mark Kehlenbach for the purpose of allowing warehouse sales to the public on Saturdays only from 10:00 a.m. to 3:00 p.m. at 455 Main Street (Map 65, Lot 3).

ZEO Jefferson noted that the applicant did not post the sign on the property. Therefore, the public hearing would need to be continued until next month. ZEO clarified that the product proposed is furniture. The ZEO will obtain clarification for the application.

A motion was made by Nancy Fischbach and seconded by Jane Samuels to continue the public hearing on Application #59 to February 18, 2010 at 7:15 p.m. Voted Unanimously.

The public hearing adjourned at 7:15 p.m.

Respectfully submitted,

Nancy J. Howard
Recording Secretary