

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, February 18, 2010 at the Deep River Town Hall was called to order at 7:30 p.m. by Chairman Jonathan Kastner. Members present: Janet Edgerton, Nancy Fischbach, Tom Griffin, Jonathan Kastner, Jane Samuels, Tom Walsh. Absent: Leigh Balducci, Alternate John Attridge. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), Russell Marth, Bruce Edgerton, and Robert Doane.

2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Janet Edgerton to approve the minutes of the public hearing and regular meeting of January 21, 2010 as printed. Voted Unanimously.

A motion was made by Nancy Fischbach and seconded by Janet Edgerton to amend the agenda to move agenda item #6 up to this time. Voted Unanimously.

3. Bettejane Hopkins, 47 Cedar Swamp Road (Map 20, Lot 4): An Application for Special Permit was received from Bettejane Hopkins for the purpose of division of a parcel of land and creating a rear lot for a single family residence. Robert Doane, P.E., on behalf of the applicant, stated that the proposal is to divide a 3.6 acre parcel into two lots, one of which will be a rear lot. Mr. Doane noted that approval has been received from the Conservation and Inland Wetlands Commission and the Connecticut River Area Health District. A memo dated 2/18/10 from the Connecticut River Area Health District was received indicating approval of the proposal, subject to a 20 scale site plan to be submitted to the health district for Parcel B. Mr. Doane noted that the property has not been subdivided since the creation of zoning. A motion was made by Nancy Fischbach and seconded by Jane Samuels to receive Application #60 and to schedule a public hearing on March 18, 2010 at 7:15 p.m. Voted Unanimously.

4. Payment of Bills: The following bills were received: Nancy Howard, clerical services, 12 hours; and Hartford Courant, legal advertising (January public hearing and decision), \$110.88. A motion was made by Nancy Fischbach and seconded by Jane Samuels to approve the bills as presented. Voted Unanimously.

5. Correspondence: Secretary Edgerton noted receipt of the following correspondence: (a) copy of Cease and Desist issued 2/17/10 by the ZEO to Michael Kostenko for motor vehicle junk at 92 West Bridge Street (Map 51, Lot 7); (b) copy of letter dated 1/27/10 from ZEO to Cynthia Dare, CT Management, LLC regarding storage of unregistered motor vehicles on property located at 52 Essex Street (Map 57, Lot 135); (c) Memo from Westbrook Zoning Commission regarding public hearing scheduled for February 23, 2010 for proposed amendments to the Westbrook Zoning Regulations. The ZEO will review the proposed amendments and comment on behalf of the Commission.

6. Mark Kehlenbach, 455 Main Street (Map 65, Lot 3) - Application #59: The public hearing on the Application for Special Permit by Mark Kehlenbach was closed immediately prior to this meeting. A motion was made by Nancy Fischbach and seconded by Janet Edgerton to approve Application #59 for 455 Main Street for limited warehouse sales with the following conditions: (a) that the approved hours will be allowed on Saturdays from 10:00 a.m. to 3:00 p.m. as stated in the original application; and (b) no signs, temporary or permanent, are permitted without further permitting, other than a sign within the framework of the existing directory sign. Voted Unanimously.

7. Village District Regulations: Focus groups will be held with small groups of people to discuss the village district. Nancy Fischbach reviewed with the Commission multiple maps and ideas which have been discussed and will be presented at the focus groups. There is no specific proposal at this point. Three types of village districts are being considered, residential, mixed use, and commercial. Also available was a comparison of lot and building requirements and permitted uses of the three different village districts compared to the existing regulations. The Committee members, Torrance Downes, and Peter Howard, will present an overview at the focus group meetings. The focus groups will first be with members of Town Boards and Commissions, second with commercial property owners, and the third with residential property owners. Commission members are encouraged to attend the focus groups.

8. Audience: None

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

(b) Engineer: No report.

(c) Chairman: No report.

(d) ZEO: ZEO Jefferson presented a monthly report to the Commission dated 2/18/10. One permit was issued in the past month.

10. A motion was made by Nancy Fischbach and seconded by Jane Samuels to adjourn the meeting at 8:15 p.m. Voted Unanimously.

Respectfully submitted,

Nancy J. Howard
Recording Secretary