

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, March 18, 2010 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, Jonathan Kastner, Jane Samuels, Tom Walsh, and Alternate David Basilone. Absent: Alternate John Attridge. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), Robert Doane, Bruce Edgerton, Tim Gessner.
2. Approval of Minutes: A motion was made by Nancy Fischbach and seconded by Jane Samuels to approve the minutes of the public hearing and regular meeting of February 18, 2010 as printed. Voted Unanimously.
3. Payment of Bills: The following bills were received: Nancy Howard, clerical services, 10 hours; and Hartford Courant, legal advertising, \$27.72. A motion was made by Nancy Fischbach and seconded by Leigh Balducci to approve the bills as presented. Voted Unanimously.
4. Correspondence: Secretary Edgerton noted receipt of the following correspondence: (a) letter dated 3/10/10 from ZEO to Deep River Toy Company regarding complaint received regarding window sign at 202 Main Street which is visible from Lafayette Street; (b) State of Connecticut Declaratory Ruling for professional engineers and land surveyors regarding maps and plans in digital form dated March 1, 2010; and (c) Brochure on Connecticut Environmental Review Teams.
5. Bettejane Hopkins, 47 Cedar Swamp Road (Map 20, Lot 4): The public hearing on Application #60, Application for Special Permit by Bettejane Hopkins for the purpose of dividing a parcel of land and creating a rear lot for a single family residence at 47 Cedar Swamp Road was held immediately prior to this meeting. A motion was made by Nancy Fischbach and seconded by Jane Samuels to approve Application #60 by Bettejane Hopkins. Voted Unanimously.
6. Village District Regulations: Nancy Fischbach reported that the first focus group meeting was held with representatives from Town Boards and Commissions. The next focus group meeting with business property owners and business owners is scheduled for Monday, March 22, 2010 at the Deep River Historical Society. The role of the Design Advisory Board with the Village District will be mandatory; and their role with other districts is currently advisory. The Committee continues to work on specifics for the proposed village district. Discussion took place regarding guidelines for the Design Advisory Board. Members of the Commission recommended that the guidelines be general, which would include specific items directly from the Regulations.
7. Audience: No comments from audience members.
8. Reports: (a) Attorney: ZEO noted that she spoke with Attorney Howard who praised the Commission for keeping details in the record.
(b) Engineer: No report.

(c) ZEO: ZEO Jefferson presented a monthly report to the Commission dated 3/18/10. One administrative permit was issued during the month for a new home.

Adams: A request has been sent to the property manager for Adams for proposed elevation changes to the exterior of Adams. A modification to the existing special permit would be required for changes to the windows. The Design Advisory Board may be able to review the proposal. After discussion of the Commission, the ZEO will notify the representative from Bozzutos of recommendations of the Commission which include: (1) possibility of having the shopping carts inside the building; (2) light fixtures along the front of the building be shielded; and (3) relocation of the garden center.

92 West Bridge Street: The 30 day time period is currently running after issuance of a cease and desist order. After the 30 days, the matter will be turned over to the Commission Attorney.

202 Main Street: A letter had been sent by the ZEO to the Deep River Toy Company regarding a sign which has been placed in the window. ZEO Jefferson noted that Mr. Gessner had brought the sign in for review. The sign is one piece of glass. There are no exposed tubes, it does not flash, and there is no glare to the neighbors. The ZEO noted that she and Chairman Kastner discussed the sign and the Regulations and agreed to allow the sign. The sign has been returned to the window.

(d) Chairman: Chairman Kastner noted that a couple issues he would like to address in the future are idling vehicle engines and removing glare from light fixtures. Both items would be addressed by an ordinance.

9. A motion was made by Nancy Fischbach and seconded by Leigh Balducci to adjourn the meeting at 8:18 p.m. Voted Unanimously.

Respectfully submitted,

Nancy J. Howard
Recording Secretary