

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, April 15, 2010 at the Deep River Town Hall was called to order at 7:33 p.m. by Chairman Jonathan Kastner. Members present: Janet Edgerton, Nancy Fischbach, Tom Griffin, Jonathan Kastner, Jane Samuels, Tom Walsh, Leigh Balducci, and Alternates David Basilone and Angus McDonald, Jr. Absent: Alternate John Attridge. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), Carol Libby.

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 March 18, 2010 as printed. Voted Unanimously.

3. Payment of Bills: The following bills were received: Nancy Howard, clerical services, 10 ½ hours; and Hartford Courant, legal advertising, \$87.12; and Connecticut Federation of Planning & Zoning Agencies, annual membership dues \$90.00. A motion was made by Nancy Fischbach and seconded by Jane Samuels to approve the bills as presented. Voted Unanimously. [Leigh Balducci arrived.]

4. Correspondence: Secretary Edgerton noted receipt of the following correspondence: (a) Clearscapes newsletter; and (b) copy of letter from Ron Prisley to the First Selectman.

5. Kevin Strain, Change to Zoning Regulations: An Application for Change to the Zoning Regulations was received from Kevin Strain for the purpose of allowing commercial raceway for go-karts in the R-80 district. The application proposes to amend Section 4 to allow the use and Section 7B for the special standards. Carol Libby was present on behalf of her son, Kevin Strain. ZEO Jefferson noted that the application requires referral to the adjoining municipalities and CRERPA. ZEO Jefferson noted that she met with Mrs. Libby prior to the submission of the application and referenced items to be addressed, such as conditions to narrow down the size of the parcels allowed for the use, noise, and use of track. The application stipulates the minimum lot size to be 100 acres. The ZEO noted that she has not yet had an opportunity to review the proposal received from the applicant. A motion was made by Nancy Fischbach and seconded by Jane Samuels to receive Application #61 by Kevin Strain and to schedule for public hearing on June 17, 2010 at 6:30 p.m., prior to the regular meeting, with the understanding that if more time is needed for the public hearing the hearing will be continued to a second night. Voted Unanimously. The Commission asked the ZEO to try to identify all the property in Town in the R-80 district which are 100 acres or more. The application is to allow the use in the R-80 district and is not specific to a property at this point. Commission members recommended that the applicant address the following items prior to the public hearing: stipulate that the use be allowed by special permit; provide information on the decibel level of the units; type of traffic that will be generated for both racers and spectators; number of participants at one time; control of dust from track, driveway and parking area; and to meet the regulations of the nationally sanctioned group.

6. Audience: None

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

(b) Engineer: No report.

(c) ZEO: ZEO Jefferson presented a monthly report to the Commission dated 4/15/10.

Adams: ZEO reported that she met with David Falt from Bozzutto's to discuss the changes proposed to the outside of the building. He was referred to the Design Advisory Board (DAB) for review prior to the next regular meeting, when a site plan application may be submitted. The proposal will include the addition of pillars to close in the parking spaces where they currently have the plants so that it can only be accessed from the sidewalk in front of the building.

92 West Bridge Street: The 30 day time period for response to the cease and desist issued for 92 West Bridge Street has now passed and the cars are still located on the property. No response has been received from the property owner. The Commission members agreed to forward the matter to the Commission attorney.

190 Main Street: ZEO Jefferson noted that Silver Leaf Consignments would like to get a permit to be allowed to have an "open" flag by the front door. The access to the store is in the back of the building. The Commission had initially stipulated that there would be no additional signage on the front of the building. After discussion, the Commission members agreed to allow Silver Leaf to apply for an open flag.

(d) Planning/Regulations: Nancy Fischbach reported that the focus groups are being held on the village district. Discussion is continuing on when the design advisory is involved. Pursuant to the statutes, all commercial activities would go through design advisory review. Residential properties would have different specifications such as new construction or new construction over a certain square footage. The Committee will continue to discuss prior to the next focus group. Nancy Fischbach noted that she relayed to the Design Advisory Board (DAB) the opinion of the Commission as discussed at the last meeting regarding general guidelines. The DAB has an opposite opinion regarding the guidelines. Members noted that if the DAB gets into too much detail, the P&Z has the option to not consider the recommendations of the DAB. It has been recommended that the P&Z Commission and the DAB hold a joint general meeting to review the guidelines.

(e) Chairman: Chairman Kastner notified the Commission that the Veterans Memorial Green Committee is working on a proposal to expand the memorial to recognize the veterans of World War I and other conflicts.

Students from the High School are photographing houses in town over 100 years old which will be published by Arcadia Publishing.

8. A motion was made by Jane Samuels and seconded by Nancy Fischbach to adjourn the meeting at 8:40 p.m. Voted Unanimously.

Respectfully submitted,
Nancy J. Howard
Recording Secretary