

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, June 17, 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, Jonathan Kastner, Jane Samuels, Tom Walsh, and Alternates David Basilone and Angus McDonald, Jr. Absent: Tom Griffin, Alternate John Attridge. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary).

2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Nancy Fischbach to approve the minutes of the regular meeting of May 20, 2010 as printed. Fischbach and Edgerton abstained. Approved.

3. Payment of Bills: The following bills were received: Nancy Howard, clerical services, 11 hours, reimbursement for postage for certified mailings of decisions and toner \$85.58; Hartford Courant, legal advertising (Adam's decision) \$31.68. A motion was made by Nancy Fischbach and seconded by Jane Samuels to approve the bills as presented. Voted Unanimously. In the future, financial reports will be available for review on a monthly basis.

4. Correspondence: Secretary Janet Edgerton noted receipt of the following correspondence: (a) Announcement dated June 7, 2010 from DEP of Request for Statewide Ecosystem Management and Habitat Restoration Grant Proposal and Long Island Sound License Plate Program habitat Restoration Grant Proposals; (b) Letter dated 5/20/10 from Marian Staye, Zoning Enforcement Agent for the Essex Zoning Commission, regarding the application by Kevin Strain for the Commercial Go-Kart Raceway in the R-80 district. Also included was a copy of letter dated May 4, 2010 from CRERPA to the Deep River Zoning Commission on the same subject. (The application had been withdrawn by the applicant.); and (c) letter dated 6/16/10 from ZEO to James Neville at 9 Maple Avenue regarding possibility that construction of an accessory apartment is taking place within the garage structure without having obtaining a required zoning permit.

A motion was made by Nancy Fischbach and seconded by Jane Samuels to add to the agenda as item 8b a Section 8-24 review of the municipal firehouse proposal. Voted Unanimously.

5. Adriana Bloom, 61 Winter Avenue (Map 55, Lot 10) Application #61: An application for Special Permit was received from Adriana Bloom for the purpose of an accessory apartment on property of Ana Pacheco at 61 Winter Avenue. A motion was made by Nancy Fischbach and seconded by Jane Samuels to receive Application #61 by Adriana Bloom and to schedule for public hearing on July 15, 2010 at 7:15 p.m. Voted Unanimously. ZEO Jefferson noted that no activity is proposed outside of the structure.

5b. Deep River Fire Department: Jonathan Kastner reviewed a conceptual plan for an addition to the existing Deep River Firehouse for the purpose of a C.G.S. Section 8-24 review of the proposal. Mr. Kastner noted that the conceptual "Elevations Option B1" plan prepared by BL Companies dated February 26, 2010 is based on the need for a certain amount of space but is not necessarily the plan which will be proposed. The proposal includes adding 10 feet to the building on the East

side to allow space for the ladder truck and allow the ability for the ladder truck to be parked on the tarmac and not be in the road. Mr. Kastner reported that the existing adjacent house owned by the Fire Department will remain, with the possibility that the house may be transferred to the Town. The tower shown on the plans is not a functional tower and is drawn at approx. 40 feet high. Commission members expressed concern regarding the tower, especially concerning the height. Nancy Fischbach reviewed the language for the Section 8-24 review. ZEO Jefferson noted that the previous version of the Plan of Conservation and Development (POCD) had included a statement about keeping all municipal services in the downtown area. Mr. Kastner reported that the Fire Department is continuing to work with the Design Advisory Board (DAB) on the footprint of the structure. A Town referendum may take place in July based on the conceptual plan. Mr. Kastner noted that the Fire Department would like to improve the appearance of the property from the approach from the west. Commission members noted that they would encourage, during the final phases of the design process, that the Fire Department comply with the Zoning Regulations as much as possible. Detailed discussion took place in preparation of a report of the Commission's findings. A motion was made by Nancy Fischbach and seconded by Leigh Balducci, that the Commission reviewed the drawing prepared by BL Companies, Elevations Option B1, dated February 26, 2010, as part of an 8-24 review of the proposed Deep River Fire Station and hereby reports that the review of the proposal has led the Commission to conclude the following: (a) that it would be best to keep the firehouse in the town center, as it has historically been; (b) because it is in a residential area, the Commission encourages compliance with the Zoning Regulations for the subject location; (c) that the proposal be compatible with the surrounding neighborhood; (d) the understanding that the existing adjacent house at 51 Union Street will remain; and (e) finds that the proposal is in compliance with the Town Plan of Conservation and Development, Section III/D, Goals for Deep River/Municipal & Public Services. Voted Unanimously.

6. Audience: No audience.

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

(b) Engineer: No report.

(c) ZEO: ZEO Jefferson presented a monthly report to the Commission dated 6/17/10. Three administrative permits were issued during the month.

(1) 112 Cedar Swamp Road: No response was received from the first enforcement letter sent to the property owner regarding a dumpster that has been on the property for 2+ years. The enforcement process will proceed.

(2) 9 Maple Avenue: A complaint was received regarding the possibility of construction taking place in an accessory building without obtaining the necessary permits. The ZEO sent a letter dated June 16, 2010 to the property owner.

Commission members asked the ZEO to follow up on a couple possible zoning violations.

Contact was received from Incarnation Camp regarding the permit issued to Haynes. The permit does have an expiration date. If work does not commence within a year of the decision on the court case, the applicant may apply for an extension.

Lawrence Webb, 11 Everett Lane: ZEO Jefferson noted there have been concerns reported regarding the number of cars on the property and the regular use of a backhoe. The property is visible from the street. ZEO noted that she has spoken with Mr. Webb. There have been enforcement issues on the property in the past regarding the cars.

(d) Planning/Regulations: Nancy Fischbach reported that the Committee meetings have re-started regarding the village district. The new Architectural Heritage Committee at the Historical Society invited the Planning Committee to attend a meeting. Janet Edgerton and Nancy Fischbach attended. The Architectural Heritage Committee responded favorably regarding the village district. Nancy Fischbach noted that a presentation will be made to the Commission members at the next regular meeting with plans of having of a public information meeting in September. The proposal will be prepared after receipt of public comments.

(e) Chairman: Chairman Kastner noted that the Veterans Memorial Green Committee continues to work on a proposal for a structure to list veterans from WWI and all veterans who served honorably.

8. A motion was made by Jane Samuels and seconded by Nancy Fischbach to adjourn the meeting at 8:45 p.m. Voted Unanimously.

Respectfully submitted,

Nancy J. Howard

Recording Secretary