

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, September 16, 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 John Attridge. Absent: Alternates David Basilone and Angus McDonald, Jr. Also present: Nancy Howard (Recording Secretary).
2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Leigh Balducci to approve the minutes of the regular meeting of August 19, 2010 with the following amendments: (a) Page 1, Payment of Bills, addition of the amount of money to Nancy Howard as \$214.62; (b) Correspondence, item (b) to identify address of property of Eleanor Edgeworth as 424 Winthrop Road; (c) Page 2, 104 Main Street, identify three references to retail as retail or commercial in accordance with the Zoning Regulations for the first floor; and (d) Page 3, Adams, 193 Main Street, add sentence at the end of the paragraph as follows: "Also, the applicant was advised that the total parking spaces on the plan exceed the maximum permitted." Voted Unanimously.
3. Payment of Bills: The following bills were received: Nancy Howard, clerical services, \$235.06; and Hartford Courant, legal advertising (Broom & Shea decisions) \$79.80. A motion was made by Nancy Fischbach and seconded by Jane Samuels to approve the bills as presented. Voted Unanimously.
4. Correspondence: Janet Edgerton noted receipt of the following correspondence: (a) Memo dated 9/7/10 from Chester Planning & Zoning Commission with referral of application by Richard Dona to amend the Chester Zoning Regulations to allow ultralight type recreational machines. The application may be in connection with a 20 acre non-developable parcel south of the ferry currently being used for personal aircraft. After discussion, the Board agreed to have the Chairman send a letter indicating that the proposal would not have an affect on Deep River and asking for clarification of the zones where the use will be allowed. (b) letter dated 9/3/10 from Connecticut Economic Resource Center, Inc. regarding seminar entitled "Using Maps for Planning" scheduled for 10/6/10.
5. Audience: No audience.
6. Reports: (a) ZEO: Chairman Kastner noted that the CIWC has voted to explore the possibility of separating the Conservation and Inland Wetlands into two commissions. A letter will be sent to the CIWC acknowledging that the CIWC has started the process of separating the Commission and indicating that the process is in conformance with Section IV.E.3 of the Plan of Conservation and Development.

A report was received from Zoning Enforcement Officer Cathie Jefferson on the following:

- (1) Preliminary discussion has taken place with Bob Sassy regarding opening a family restaurant/pub on the second floor of 181 Main Street. An application will be expected in the future.

(2) Adams: An application will be submitted at the special meeting in September under the new proposed regulations.

(3) 9 Maple Avenue: The property owner's attorney will be arranging a site inspection.

(4) 93 Main Street: A cease and desist was issued regarding unregistered motor vehicles. No response has been received from the property owner to date.

(5) 92 West Bridge Street: The matter regarding unregistered motor vehicles has been referred to the Commission Attorney.

(6) List showing three zoning permits were issued in the past month.

A question was raised about three empty dump trucks which were seen exiting Doane Road. The Commission will ask the ZEO to investigate. The Commission will also ask the ZEO to pursue conformance of the POD located on property on West Elm Street.

(b) Chairman: Chairman Kastner noted that the grand opening of Adams was held on September 12, 2010. The photographs of the historic houses are in the display windows.

Chairman Kastner also noted that the Design Advisory Board has been in contact with Mr. Sassy regarding 181 Main Street.

Nancy Fischbach will contact Peter Howard of the Design Advisory Board as a reminder to schedule a meeting with Committees of the Planning & Zoning Commission and the Design Advisory Board to review the guidelines of the Design Advisory Board.

(c) Planning/Regulations: The Committee will review proposed amendments to the Regulations at a future Committee meeting. Nancy Fischbach showed the preliminary slide presentation which will be presented at the meeting scheduled on September 22, 2010 at 7:30 p.m. regarding the proposed village districts. [Janet Edgerton left the meeting at 8:20 p.m.]

7. A motion was made by Jane Samuels and seconded by Leigh Balducci to adjourn the meeting at 8:50 p.m. Voted Unanimously.

Respectfully submitted,

Nancy J. Howard

Recording Secretary