

PLANNING AND ZONING COMMISSION

TOWN OF DEEP RIVER, CONNECTICUT

Town Hall

174 Main Street

Deep River, Connecticut 06417

A **public hearing** of the *Deep River Planning and Zoning Commission* held on Thursday, September 30, 2010 at the Deep River Town Hall was called to order at 7:00 p.m by Chairman Kastner. Members present: Leigh Balducci, Janet Edgerton, Nancy Fischbach, Tom Griffin, Jonathan Kastner, Jane Samuels, Tom Walsh, and Alternate David Basilone. Absent: Alternates John Attridge and Angus McDonald. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), Bruce Edgerton.

Janet Edgerton read the call of the meeting which was published in the Hartford Courant on September 17 and 24, 2010.

PURPOSE: To accept evidence for or against, written or oral, approval of the following amendment to Sections 5.6.12 and 7A.5.2 and wherever so referenced in the Zoning Regulations:
“The difference between the maximum impervious surface permitted in Schedule 5.6 and 100% may be serviced with either permeable surface, stormwater recharge system, or a combination of the two.”

Janet Edgerton noted receipt of the following correspondence:

- (a) Letter dated September 15, 2010 from J.H. Torrance Downes, Senior Planner, from the Connecticut River Estuary Regional Planning Agency indicating that the agency found that adoption of the proposed regulation will not create unacceptable intermunicipal impacts or impacts of the ecosystem of the Long Island Sound.
- (b) Letter dated September 29, 2010 from J.H. Torrance Downes on behalf of the Conn. River Gateway Commission indicating that the findings were that there would be little or no adverse impact to the “natural and traditional riverway scene” if adopted.
- (c) E-mail dated September 28, 2010 from Marcy Balint from the DEP Office of Long Island Sound Programs indicating that the proposed amendment is consistent with the goals and policies of the Conn. Coastal Management Act.

Chairman Kastner noted that there is a recharge system at Walgreens. There is also a system at Cumberland Farms, which had been recommended by Commission member Jane Samuels. In response to the Chairman’s question about the overall timing of this proposal compared to other towns, ZEO Jefferson noted that Deep River does not have the big development that some other towns have. Nancy Fischbach noted that there are two reasons for having maximum coverage; one is the recharge and the other is the aesthetics of the blacktop. The landscape regulations will have to be met. No proposal would be able to have 100% coverage on a commercial development because the landscape requirements would have to be met. Jane Samuels and Nancy Fischbach discussed the fact that the Regulations were amended to allow an increased percentage of the maximum permitted total of impervious surfaces when Walgreens was proposed. The Regulations Committee will consider proposing that the percentage be decreased back to what it was because of the recharge systems. ZEO Jefferson noted that the proposed amendment accomplishes what Jane Samuels was addressing, that even if there is an impervious surface, the water will go back into the ground in the same place where it would ordinarily go.

A motion was made by Nancy Fischbach and seconded by Jane Samuels to close the public hearing at 7:09 p.m. as there was no public comment. Voted Unanimously.

Respectfully submitted,
Nancy J. Howard
Recording Secretary