

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, January 20, 2011 at the Deep River Town Hall was called to order at 7:30 p.m. Members present: Leigh Balducci, Janet Edgerton, Nancy Fischbach, Jonathan Kastner, Jane Samuels, Tom Walsh, and Alternates David Basilone and Angus McDonald. Absent: Alternate John Attridge. Also present: Cathie Jefferson (ZEO), Nancy Howard (Recording Secretary), and Bruce Edgerton.
2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Janet Edgerton to approve the minutes of the regular meeting of December 9, 2010 as printed and the minutes of the public hearing of December 9, 2010 with the following amendment: page 3, Response by Applicant, third paragraph, correct the identification of Carlson as the previous surveyor and not the previous owner. Fischbach abstained. Approved.
3. Payment of Bills: The following bills were received: Nancy Howard, clerical services, \$311.71; Howard and MacMillan, attorney fees, \$77.50. 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) Public Notice and Minutes of Zoning Board of Appeals meeting held on January 18, 2011; (b) Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter for Winter 2011.
5. Ronald Prisley, 64 Cedar Lake Road, Application #105: [Chairman Kastner recused himself from this matter. Vice Chairman Nancy Fischbach was Acting Chairman.] The continued public hearing on Application #105, Application for Re-Subdivision by Ronald Prisley, was held immediately prior to this meeting and closed. Nancy Fischbach noted that clarification will be obtained from the Code Official pertaining to the question of the three or four lots and the possible requirement for a fire protection water source prior to action being considered on this application. The Commission will consider action on the application at the next regular meeting.

Chairman Kastner returned as Chairman of the meeting.

6. Zoning Regulation Amendments: A public hearing was held immediately prior to this meeting on the following proposed amendments to the Zoning Regulations: (a) Section 4.10, Schedule of Uses, and Section 7B, Special Standards, regarding Two-Family Residences, Public Utility Equipment Facilities, Non-Academic schools and Inns; deleting Hotels and Motels; adding Public Parking Lot, Group Home/Halfway House, Museum, Historic Home Museum, Community Center, and Library; (b) Amend Section 5.6 changing maximum Impervious Surface in Non-Residential districts to 60% from 70%; (c) Amendments to Section 7B.12, Special Standards for Accessory Apartments; and (d) Amendments to Section 11 regarding Parking. The Commission members reviewed the proposed amendments and the evidence received at the public hearing. During discussion, members agreed to delete the proposed addition of two family residences in the R-20 zone. In reviewing the amendments proposed to Section 7B.12 Accessory Apartments, Commission members agreed to delete Section 7B.12.2(10) in its entirety as indicated in correspondence received from DEP/OLISP and to leave Section 7B.12.2(14) as it currently exists. The proposed amendment to Section 5.6.12 decreases the impervious surface requirement to 60%. As previously amended, the impervious surface may be 70% with a re-charge system. A motion was made by Nancy Fischbach and seconded by Janet Edgerton to approve the proposed amendments to the

Zoning Regulations with the following changes:

- (1) Eliminate Item #1 which proposed two family residences in the R-20 zone.
- (2) Delete Section 7B.12.2(10) in its entirety rather than considering the proposed amendment..
- (3) Section 7B.12.2(14) will not be amended and will remain as it currently exists.
- (4) Sections 7B.12.2(4) and 7B.12.2(8) as amended will be combined and identified as Section 7B.12.2(4).

The effective date of the Regulation amendments will be March 1, 2011. Voted Unanimously.

6B. Bogaert Construction, 350 River Road: Cathie Jefferson noted that an Application for Special Permit and Type I Site Plan was received on January 18, 2011 for property at 350 River Road in the Gateway Conservation Zone. A motion was made by Nancy Fischbach and seconded by Tom Walsh to add Item 6B to the agenda for Application #67, 350 River Road, Abbot property, for special exception required under Gateway Conservation Zone. Voted Unanimously. Nancy Fischbach noted that she is a member of the Gateway Commission and noted a potential conflict if the Gateway Commission reviews the application. Commission members did not think it would be a conflict. A motion was made by Nancy Fischbach and seconded by Leigh Balducci to receive Application #67 and schedule for public hearing on February 17, 2011 at 7:15 p.m. Voted Unanimously. ZEO Jefferson noted that the proposal has already been presented to the Health District.

7. Audience: Bruce Edgerton inquired if there was a stipulation in the Walgreens permitting process regarding the size of delivery trucks. He noted that tractor trailer trucks making deliveries are blocking the exit driveway causing traffic to travel against the one way traffic signs. ZEO will notify Walgreens that the delivery trucks will need to move over as far as possible in order to prevent the blocking of the driveway.

8. Reports: (a) Chairman: Chairman Kastner showed a picture of a round-a-bout taken in Seattle, Washington, an alternative for slowing traffic. Chairman Kastner presented a board with aerial photographs showing from Kirtland Commons and down through the center as a start of creating a parking plan.

(b) ZEO: ZEO Jefferson submitted a report dated 1/20/11. Two administrative permits were issued. The ZEO recommended a seminar sponsored by the Connecticut Bar Association on "Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions" scheduled for March 12, 2011 at Wesleyan University. Members expressed interest in attending. A motion was made by Nancy Fischbach and seconded by Jane Samuels to authorize payment up to \$450.00 for registration fees for members and staff to attend the seminar. Voted Unanimously.

(c) Planning/Regulations: The next Committee meeting is to review the Town Plan for any potential changes.

9. Election of Officers: A motion was made by Jane Samuels and seconded by Leigh Balducci to appoint the existing slate of officers, which are Jonathan Kastner as Chairman, Nancy Fischbach as Vice Chairman, and Janet Edgerton as Secretary. Voted Unanimously.

10. A motion was made by Nancy Fischbach and seconded by Jane Samuels to adjourn the meeting at 8:13 p.m. Voted Unanimously.

Respectfully submitted,
Nancy J. Howard
Recording Secretary