

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 15, 2011 at the Deep River Town Hall was called to order at 7:30 p.m. Members present: Leigh Balducci, Nancy Fischbach, Jonathan Kastner, Angus McDonald, Jane Samuels, Tom Walsh and Alternates John Attridge and David Basilone. Absent: Janet Edgerton. Also present: Cathie Jefferson (ZEO), Nancy Howard (Recording Secretary). Chairman Kastner seated Alternate Basilone for the absent member.
2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Angus McDonald to approve the minutes of the regular meeting of August 18, 2011 as printed. Voted Unanimously.
3. Payment of Bills: The following bill was received: Nancy Howard, clerical services, \$173.74. A motion was made by Angus McDonald and seconded by Leigh Balducci to approve payment of the bill as presented. Voted Unanimously.
4. Correspondence: A letter dated September 7, 2011 was received from Stella Beaudoin withdrawing the application for special permit for property at 103 Bushy Hill Road.
5. Zoe McGlamery, Application #71: A public hearing was held immediately prior to this meeting on Application for Change to Zoning Regulations by Zoe McGlamery for the purpose of amending Section 7B.8 and Section 4.10, livestock and poultry in the Low Density Residential Districts (R-20). A motion was made by Jane Samuels and seconded by Angus McDonald to approve Application #71 with an effective date of November 1, 2011. Voted Unanimously.
6. Timothy & Stella Beaudoin, 103 Bushy Hill Road, Application #72: The application was withdrawn by the applicant.
7. Audience: No audience.
8. Reports: (a) ZEO: Cathie Jefferson distributed a list of permits that were issued in August.
(b) Attorney: ZEO Jefferson noted that Mr. Prisley has requested a continuance to file his answer in the appeal.
(c) Engineer: No report.
(d) Planning/Regulations: Nancy Fischbach noted that Amy Petrone is still working on updating the Regulations book. An electronic copy will be available with each amendment. The Regulations Committee will continue to work on proposed amendments to the Regulations. A brief discussion took place regarding regulating blight properties. Nancy Fischbach noted that she has been invited to give a presentation on the Village Districts at the opening meeting of the Historical Society.
(e) Chairman: Chairman Kastner noted that there is a bidder for Phase 4 of the streetscape project. No additional curbing will be pushed in for parking north of Spring Street. There has been some interest in the former Duglace restaurant and other vacant building locations.
9. Other Business: Nancy Fischbach noted that all parking on Main Street is limited to 40 minutes which limits the ability for encouraging a walking community. The First Selectman has asked for a letter from the Commission which he would present to the State requesting a change in the parking limitation. Nancy Fischbach reviewed a draft letter to the Board of Selectmen noting that the Planning & Zoning Commission

has adopted Village District Regulations and that the 40 minute parking limit restricts the concept of a walking community and discourages people from parking and walking around the town. The Commission members authorized forwarding the letter as presented to the Board of Selectmen.

The Board discussed parking in the center of town and the concern that parking on Main Street should be forbidden on either side of the corner of the Bridge Street and Village Street intersections due to site line concerns from Bridge and Village Streets. The agenda of the next regular meeting will include a discussion on parking. Jonathan Kastner and Angus McDonald will prepare a list of areas to discuss regarding parking and restrictions on parking.

10. Executive Session: No Executive Session was held.

11. A motion was made by Nancy Fischbach and seconded by Jane Samuels to adjourn the meeting at 8:00 p.m. Voted Unanimously.

Respectfully submitted,
Nancy J. Howard
Recording Secretary