

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, October 20, 2011 at the Deep River Town Hall was called to order at 7:40 p.m. Members present: Leigh Balducci, Janet Edgerton, Nancy Fischbach, Jonathan Kastner, Angus McDonald, Jane Samuels, and Alternates David Basilone. Absent: Tom Walsh and Alternate John Attridge. Also present: Cathie Jefferson (ZEO), Nancy Howard (Recording Secretary) Ken Kleban, Roger Ross. Chairman Kastner seated Alternate Basilone for the absent member.

A motion was made by Janet Edgerton and seconded by Jane Samuels to add to the agenda approval of minutes of the public hearing of September 15, 2011. Voted Unanimously. A motion was made by Angus McDonald and seconded by Jane Samuels to add to the agenda Application #74, Application for Special Permit by Roger Ross, 17 Lobb Lane. Voted Unanimously.

2. Approval of Minutes: A motion was made by Nancy Fischbach and seconded by Janet Edgerton to approve the minutes of the regular meeting and public hearing of September 15, 2011 as printed. Voted Unanimously.

3. Payment of Bills: The following bills were received: Nancy Howard, clerical services, \$168.63; and Hartford Courant, legal advertising, \$130.68; and Howard and McMillan, legal fees, \$46.50. A motion was made by Nancy Fischbach and seconded by Jane Samuels to approve payment of the bills as presented. Voted Unanimously.

4. Correspondence: Secretary Janet Edgerton noted receipt of the following correspondence: (a) Minutes of ZBA meeting of October 18, 2011; and (b) memo dated October 20, 2011 from ZEO Cathie Jefferson regarding review of Application #73.

5. Audience: Selectman David Oliveria noted that he is a member of the electric car club. He reported that CL&P is offering a free charging station for electric vehicles to municipalities to be located at a municipal building. Charging a vehicle may take three to six hours. The Town is considering locating the charging station at the Library in the parking space at the top of the lot next to the handicap parking spot. Once an agreement is signed with CL&P the Town would have 60 days to mount the station on a pedestal. The J1772 connector on the charging station would be available all the time. If a residential voltage connection is added it would not be on all the time and controlled by a switch in the library. Mr. Oliveria noted that they are considering placing two memorial brass plates on the charging station, one for Jack Gretta, who used to have an electric car, and Bob Rice, a member of the Club who passed away this past spring. A sign would be placed on the parking space identifying it as the "Electric Vehicle Parking and Charging Station". Alternative locations for the charging station is the Adams or Walgreens parking lots.

6. Application #73, Kleban Holding Company V, LLC, 190 Main Street (Map 57, Lot 45): An application for Site Plan review was received from Kleban Holding Company V, LLC for the purpose of a sports academy at 190 Main Street, Unit C. Ken Kleban, on behalf of Kleban Holding Company V, LLC, stated that they propose to use the 1,500 sq. ft. space as a sports academy for private and small groups of approximately five to nine people for instruction in fencing, crew, karate, Yoga, Pilates, Zumba and personal training. One employee will be present at all times. The hours of operation will vary with intermittent use from 7:00 a.m. to 8:00 p.m. The unit has a single handicap bathroom. The Commission members and the applicant received a Memo dated 10/17/11 from ZEO Jefferson with her comments regarding the application. ZEO Jefferson noted that they comply with the Regulations for parking. During peak hours for Dunkin Donuts, adults can

use the Adams parking lot and use the cross walk in front of the building. A motion was made by Nancy Fischbach and seconded by Jane Samuels to approve Application #73, Site Plan Review by Kleban Holding Co. V, LLC as presented. Voted Unanimously.

Mr. Kleban noted that the electric charging station is a good idea. His company had looked into the charging stations for their businesses in Fairfield, however, CL&P would not provide a hold harmless that was sufficient for their attorneys. The Commission asked Mr. Kleban to relay that information to the Selectmen.

7. Application #74, Roger Ross, 17 Lobb Lane: An Application for Special Permit, Application #74, was received from Roger Ross for the purpose of a 25x30 one story addition creating a total of 4725 sq. ft. The structure is not visible from the Connecticut River. A public hearing is required because the property is in the Gateway Zone. The addition will look like the existing house and the roof lines is not higher than the original structure. A motion was made by Nancy Fischbach and seconded by Angus McDonald to receive Application #74 and schedule for a public hearing on November 17, 2011 at 7:15 p.m. Voted Unanimously.

8. Reports: (a) ZEO: ZEO Jefferson noted that Adams has started construction on the nursery area which was approved last spring. Chairman Kastner noted that the handicap parking spaces on Central Row are now completed at the Town Hall. The Town is going to re-stripe the handicap parking spaces on the Town Hall side of the Walgreens/Town parking lot to create regular parking spaces and possibly a pedestrian walkway towards the Town Hall.

ZEO Jefferson noted that she spoke with Torrance Downes regarding the Gateway Regulations. He indicated that there was an exemption to the regulation which was not included when the regulation amendment was adopted by the Town. The exemption would be able to be considered for proposals that are not visible from the river. The Regulations Committee will consider the exemption as a future amendment to the Regulations.

ZEO Jefferson submitted a monthly report dated October 20, 2011, together with a list of permits issued in September. An invitation was received from the Deep River Historical Society for a presentation on Deep River Village Districts on December 8, 2011 at 7:30 p.m. at the Carriage House. An invitation was received for a Community and Natural Resources Planning Program sponsored by the Univ. of Connecticut CLEAR Program, four workshops being held in the area, the first being held at the same time as this meeting at the Deep River Historical Society Carriage House.

(b) Attorney: Discussion will take place under Executive Session.

(c) Engineer: No report.

(d) Planning/Regulations: Nancy Fischbach noted that the Committee will be meeting to work on amendments to correspond with the Village Districts.

(e) Chairman: No report.

9. Executive Session: A motion was made by Nancy Fischbach and seconded by Janet Edgerton to go into Executive Session at 8:23 p.m. to discuss pending litigation and to invite the ZEO and Clerk to attend. Voted Unanimously. The Executive Session ended at 8:29 p.m. where there was discussion only and no actions or votes were taken by the Commission.

10. A motion was made by Nancy Fischbach and seconded by Janet Edgerton to adjourn the meeting at 8:30 p.m. Voted Unanimously.

Respectfully submitted,

Nancy J. Howard

Recording Secretary