

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, February 16, 2012 at the Deep River Town Hall was called to order at 7:30 p.m. Members present: Leigh Balducci, Jonathan Kastner, Jane Samuels, Tom Walsh, and Alternate David Basilone. Absent: Janet Edgerton, Nancy Fischbach, Alternate John Attridge. Also present: Cathie Jefferson (ZEO), Nancy Howard (Recording Secretary), Joseph Shea, and Mark Bovolack. Chairman seated alternate David Basilone for absent member.
2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Tom Walsh to approve the minutes of the regular meeting of January 19, 2012 as printed. Voted Unanimously.
3. Payment of Bills: The following bills were received: Nancy Howard, clerical services, \$229.35; and Howard & McMillan, attorney fee, \$2,520.00. A motion was made by Jane Samuels and seconded by Leigh Balducci to approve payment of the bills as presented. Kastner abstained. Approved.
4. Correspondence: An invitation was received from CT Trust for Historic Preservation for Breakfast with Donovan on March 2, 2012 in Hartford.
5. MSB Holdings, 104 Main Street (Map 56, Lot 27), Special Permit Application #77: A public hearing was held immediately prior to this meeting on Application #77, Application for Special Permit by A.J. Shea Construction for the purpose of relocating the two existing first floor rental apartments to the new second floor and the first floor to be a commercial retail use on property of MSB Holding, LLC at 104 Main Street (Map 56, Lot 27). The Commission discussed the evidence received at the public hearing. A motion was made by Jane Samuels and seconded by Leigh Balducci to approve Application #77 subject to the following condition: The applicant is required to return to the Commission with an application for use of the commercial space on the first floor. Voted Unanimously.
6. Richard and Margaret Larom, 1 Cedar Swamp Rd. (Map 20, Lot 9), Special Permit Application #76: A public hearing was held immediately prior to this meeting on Application #76, Application for Special Permit by Richard and Margaret Larom for the purpose of an accessory one bedroom apartment above the garage at 1 Cedar Swamp Rd. (Map 20, Lot 9). The Commission discussed the evidence received at the public hearing. ZEO Jefferson noted that one accessory apartment is allowed on a property. A motion was made by Jane Samuels and seconded by Leigh Balducci to approve Application #76 as presented. Voted Unanimously.
7. The Menunketesuck - Cockaponset Regional Greenway: ZEO Jefferson noted that Margot Burns from the Connecticut River Estuary Regional Planning Agency has asked the Commission to review the revised map and draft resolution in support of the Menunketesuck - Cockaponset Regional Greenway. The map has been revised as discussed at the last meeting to include additional areas of special concern which were identified in the Town Plan of Conservation and Development (POCD). As part of the grant, CRERPA will be asking all the towns in the greenway for support. A

presentation is going to be made at the next meeting of the Board of Selectmen and CREPRA will be asking Deep River's support by acceptance of the resolution. A motion was made by Jane Samuels and seconded by Leigh Balducci that the Commission strongly supports the resolution and recommend that the Board of Selectmen approve the resolution in support of the Menunketesuck - Cockaponset Regional Greenway. Voted Unanimously. If the Resolution is passed by the Board of Selectmen, the Commission can add the Greenway map to the POCD.

8. Audience: None

9. Reports: (a) ZEO: The ZEO report dated 2/16/12 pertaining to matters as discussed was available.

(b) Attorney: No report.

(c) Engineer: No report.

(d) Planning/Regulations: ZEO Jefferson noted that proposed revisions to the Regulations are close to being completed and a draft should be available for the March meeting. Some brief narratives may be added to the Regulations in addition to the tables.

(e) Chairman: Chairman Kastner noted that in the past Dunkin Donuts had expressed concern about visibility of their business. The current sign is perpendicular to the street, which is not as visible to traffic. The sign would be more visible if the sign was turned 90 degrees. Discussion took place about signage. The ZEO will pursue enforcement of the commercial signs, particularly in front of 190 Main Street. The new owners of the location of the former duGlace restaurant are anticipating to open in April. The former Kristen's restaurant on the corner also has a new owner and has been referred to the DAB for preliminary review of modifications to the exterior of the building.

10. Executive Session: No executive session was held.

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

Respectfully submitted,

Nancy J. Howard

Recording Secretary