

## 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, February 16, 2012 at the Deep River Town Hall was called to order at 7:06 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), Peter Larom, Joseph Shea, Mark Bovolack. Chairman seated alternate David Basilone for absent member.

**I. Purpose:** To accept evidence for or against, written or oral, approval of 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).

**Presentation by Applicant:** The applicant, Peter Larom, noted that the project started by making the carriage house on the property as usable space. During the tropical storm in September a tree came down on the barn, which was a garage with a finished area above which had been used for storage. Mr. Larom noted that after speaking with representatives of the Town, the decision was to rebuild the garage on the same footprint as before the storm and create a one bedroom apartment above the garage. A proposal for septic was prepared by Doane Collins Engineering, away from the septic system for the house. The septic proposal was reviewed by the local Health District, as well as the State Health Department, who requested alterations to the proposed system, which have been identified on the plans.

Two representatives of the builder, Dale and Trish, were present as well as Mr. Larom's daughter.

ZEO Jefferson noted that there are no outstanding issues on the proposal.

**Public Speaking in Favor of Application:** None

**Public Speaking in Opposition to Application:** None

A motion was made by Jane Samuels and seconded by Tom Walsh to close the public hearing on Application #76 at 7:09 p.m. Voted Unanimously.

**II. Purpose:** To accept evidence for or against, written or oral, approval of 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).

**Presentation by Applicant:** Joseph Shea, of A.J. Shea Construction, the building contractor, and Mark Bovolack, building owner were present.

Mr. Shea noted that the project was a phased project. The initial application had been to reconstruct and add a second floor on the building with the intention of relocating the two apartments on the first floor to the second floor. This application, as the final phase, is seeking approval for relocating the two apartments to the second floor. The first floor will be one commercial space with over the counter sales.

ZEO Jefferson noted that the first application was only a site plan approval for adding the second floor to be done in a time frame when the tenant of the apartment was going to be away. The purpose of the second application is for use of the second floor as apartments. ZEO noted that a site plan review application will be required for the commercial venture as it is a change of use from residential to commercial.

**Public Speaking in Favor of Application:** None

**Public Speaking in Opposition to Application:** None

A motion was made by Tom Walsh and seconded by Jane Samuels to close the public hearing on Application #77. Voted Unanimously.

The hearing adjourned at 7:15 p.m.

Respectfully submitted,  
*Nancy J. Howard*  
Recording Secretary