

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, March 15, 2012 at the Deep River Town Hall was called to order at 7:38 p.m. Members present: Leigh Balducci, Janet Edgerton, Nancy Fischbach, Jonathan Kastner, Jane Samuels, Alternate John Attridge. Absent: Tom Walsh, Alternate David Basilone. Also present: Nancy Howard (Recording Secretary), Ben Whalen, and Bruce Edgerton. Chairman seated alternate John Attridge for the absent member. Mr. Whalen is interested in joining the Commission. Mr. Kastner noted that the Board of Selectmen voted at the last meeting to move David Basilone up to a regular member.

2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Leigh Balducci to approve the minutes of the regular meeting of February 16, 2012 as printed. Edgerton and Fischbach abstained. Approved. A motion was made by Jane Samuels and seconded by Leigh Balducci to approve the minutes of the public hearing of February 16, 2012 as printed. Edgerton and Fischbach abstained. Approved.

3. Payment of Bills: The following bills were received: Connecticut Federation of Planning and Zoning Agencies, annual membership dues, \$90.00; Nathan Jacobson & Associates, regarding developing 2012 unit construction costs for bonding, \$30.56; Hartford Courant, legal advertising (hearing notice and decisions on Apps. #76 & #77), \$154.44; and Nancy Howard, clerical services, \$213.71. A motion was made by Nancy Fischbach and seconded by Leigh Balducci to approve payment of the bills as presented. Voted Unanimously.

4. Correspondence: The Secretary noted receipt of the following correspondence: (a) Notice of Zoning Board of Appeals hearing scheduled for March 20, 2012 for appellant Louis Lerner, 15 Grove Street; (b) letter dated March 14, 2012 from Attorney Bridget Gallagher with a Freedom of Information request for copies of regulation subcommittee minutes from September 17, 2007 and proposals regarding addition of "storage" as a non-permitted use pertaining to Regulations Section 4.3.7.

Chairman Kastner noted that the ZBA hearing has to do with an appeal of the Zoning Enforcement Officer for failure to order a cease and desist to Raymond Galeotti at 16 Grove Street for maintaining at least one trailer that is being used as a storage container on property at 16 Grove Street.

5. Zoning Regulation Amendments: Nancy Fischbach noted appreciation to the ZEO for putting together the regulation amendments. However, she noted concern that the amendments regarding accessory apartments and Gateway did not reflect what was changed. The amendments were reviewed in detail. Members agreed to proceed with scheduling a public hearing on amendments that do not require inter-municipal review. The Commission will clarify with the ZEO on the additional proposed amendments. A motion was made by Jane Samuels and seconded by Nancy Fischbach to schedule a public hearing at April 19, 2012 at 7:00 p.m. on the following proposed amendments: (a) references "throughout" the regulations; (b) Section 2, Definitions; (c) Section 3, Zoning Districts; (d) Section 4, Districts and Schedule of Uses - with exception of additions to

Schedule of Uses; (e) Section 7A, Additional Standards Specific for Districts and Zones; (f) Section 9, Site Plans; (g) Section 12, Landscaping, Screening and Buffer Areas; (h) Section 13, Signs; and (i) Schedules 5.5 and 5.6. Voted Unanimously.

6. Design Guidelines: Copies were available of the Design Guidelines dated March 1, 2012. The ZEO has indicated that the DAB has made requested changes to the guidelines with the exception of referencing the specific zoning regulations so as not to have to update the guidelines when the regulations are changed. A motion was made by Nancy Fischbach and seconded by Jane Samuels to endorse the Design Guidelines revised to March 1, 2012. Voted Unanimously.

7. Audience: Bruce Edgerton, as the Commission's representative to the Connecticut River Estuary Regional Planning Agency (CRERPA), noted that due to the fact that the State is encouraging regionalization of agencies, CRERPA and Midstate Regional Planning Agency are going to merge possibly by this summer. It was noted that CRERPA is a leading agency in the state, is involved in many projects, and has a high level of expertise. Boards will have a change of duties as a result of the merger.

8. Reports: (a) ZEO: The ZEO report dated 3/15/12 was received addressing the following matters: (1) Proposed amendments to the Zoning Regulations as discussed previously in the meeting. Clarification will be made with the ZEO regarding some of the additional proposed Regulation amendments. (2) The new tenant at the Corner Store (former Kristen's) met with the Design Advisory Board for review of proposed changes to the facade of the building; (3) The ZEO attended the last meeting of the DAB to discuss procedure and their proposed guidelines; (4) The ZEO will be attending the ZBA hearing on March 20, 2012 relating to an appeal of a ZEO decision, of which no decision was made by the ZEO in this matter.

(b) Attorney: No report.

(c) Engineer: No report.

(d) Planning/Regulations: No report.

(e) Chairman: No report.

9. Executive Session: No executive session was held.

10. A motion was made by Janet Edgerton and seconded by Jane Samuels to adjourn the meeting at 8:48 p.m. Voted Unanimously.

Respectfully submitted,

Nancy J. Howard

Recording Secretary