

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, June 21, 2012 at the Deep River Town Hall was called to order at 7:30 p.m. Members present: Leigh Balducci, Janet Edgerton, Jonathan Kastner, Jane Samuels, Tom Walsh, Alternate John Attridge, Alternate Sarah Denegre, and Alternate Ben Whalen. Absent: David Basilone. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), and Bruce Edgerton. Chairman seated Alternates John Attridge and Ben Whalen for absent members.
2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Janet Edgerton to approve the minutes of the regular meeting and public hearing of May 17, 2012 as printed. Voted Unanimously. Action on the minutes of the site walk of May 15, 2012 will be taken at the next regular meeting.
3. Payment of Bills: The following bills were received: Howard and McMillan regarding Prisley Appeal, \$1,588.50; Hartford Courant, legal advertising, \$143.60; Nancy Howard, clerical services, \$375.30. A motion was made by Jane Samuels and seconded by Leigh Balducci to approve payment of the bills as presented. Voted Unanimously.
4. Correspondence: Secretary Edgerton noted receipt of the following correspondence: (a) letter dated May 22, 2012 from Nancy Fischbach resigning from the Commission; (b) letter from Donald Grohs, Chairman of the ZBA noting that copies of the regulations approved last year were not provided to the members of the ZBA. Copies will be provided to the Board; (c) e-mail dated June 18, 2012 from Marcy Balint of DEEP Office of Long Island Sound Programs with review comments of proposed amendments to the Zoning Regulations; and (d) letter dated June 5, 2012 from J.H. Torrance Downes of CRERPA regarding review of proposed amendments to the Zoning Regulations.
5. Raymond Galeotti, 16 Grove Street: The public hearing on Application #80 by Raymond Galeotti has been continued to July 19, 2012 at 7:00 p.m.
6. Regulation Amendments: A public hearing was held prior to this meeting on Commission sponsored amendments to the Deep River Zoning Regulations to the following sections: (a) Section 4, additions to Schedule of Uses; (b) Section 7B, Additional Standards Specific for Uses; (c) Section 11, Parking; (d) Section 14.4 Gateway Conservation Zone Regulations; and (e) Section 7B.12 Accessory Apartments. A motion was made by Jane Samuel and seconded by Janet Edgerton to approve the Commission sponsored amendments to the Zoning Regulations as presented. Voted Unanimously.
7. David Recchia, 303 Winthrop Road: ZEO Jefferson noted that an Application for Resubdivision, Application #107, was received from David Recchia proposing to split the parcel into two pieces. The existing house is accessed off of Winthrop Road and the new piece will be accessed off of Pinewood Trail. A motion was made by Jane Samuels and seconded by Janet Edgerton to schedule a public hearing on Application #107 as the second matter on July 19, 2012 at 7:00 p.m. Voted Unanimously.

8. Audience: Bruce Edgerton briefly spoke about the merger of CRERPA and Midstate Regional Planning. A Counsel of Governments will consist of the Selectman from each of the 17 towns. Another committee will be formed to address planning and zoning issues which will consist of a member of the planning and zoning commissions from each of the 17 towns. ZEO Jefferson will contact Linda Krause regarding the regionalization.

9. Reports: ZEO: The ZEO distributed a list of zoning permits issued during the month of May. The ZEO report dated June 1, 2012 regarding the application by Raymond Galeotti will be held for the record for the public hearing, as well as the report from the Design Advisory Board. The Galeotti application is also being reviewed by the Commission engineer. ZEO Jefferson noted that she will be working with Amy Petrone on finalizing the incorporation of the amendments into the Zoning Regulations.

10. Executive Session: A motion was made by Jane Samuels and seconded by Janet Edgerton to go into Executive Session at 8:00 p.m. to discuss legal matters. Voted Unanimously. The Executive Session ended at 8:26 p.m. A motion was made by Jane Samuels and seconded by Janet Edgerton that the Deep River Planning and Zoning Commission institute an appeal against the Deep River Zoning Board of Appeals with respect to their decision on the application for property of George Bartlett at 444 Main Street (Map 59, Lot 9) and recommend that the Commission attorney explore all issues as he addressed at the hearing of the Zoning Board of Appeals. Voted Unanimously.

11. A motion was made by Janet Edgerton and seconded by Leigh Balducci to adjourn the meeting at 8:30 p.m. Voted Unanimously.

Respectfully submitted,

Nancy J. Howard

Recording Secretary