

## 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, July 19, 2012 at the Deep River Town Hall was called to order at 8:35 p.m., immediately following a duly called public hearing. Members present: Leigh Balducci, David Basilone, Janet Edgerton, Jane Samuels, Tom Walsh, Alternate John Attridge, Alternate Sara Denegre, and Alternate Ben Whelan. Absent: Jonathan Kastner. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), First Selectman Richard Smith, and audience of citizens. Tom Walsh was Acting Chairman for the meeting. Chairman seated Alternates John Attridge and Ben Whelan for absent members.

A motion was made by Jane Samuels and seconded by Janet Edgerton to amend the agenda to consider action on Item #6 prior to Item #5. Voted Unanimously.

2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Leigh Balducci to approve the minutes of the regular meeting and public hearing of July 19, 2012 and minutes of site walk of May 23, 2012 as printed. Voted Unanimously.

3. Payment of Bills: The following bills were received: Howard and McMillan regarding Prisley Appeal & Bartlett ZBA, \$3,454.50; Hartford Courant, legal advertising, \$35.64; and Nathan Jacobson & Associates, regarding 16 Grove Street, \$620.33. A motion was made by Jane Samuels and seconded by Leigh Balducci to approve payment of the bills as presented. Voted Unanimously.

4. Correspondence: The following correspondence was received: (a) ZEO memo dated 7/18/12 regarding Application #80; (b) letter dated 7/17/12 from Nathan Jacobson & Associates regarding 16 Grove Street; (c) memo dated 6/19/12 from Design Advisory Board regarding 16 Grove Street; (d) letter dated 6/25/12 from Richard E. Leighton, Code Official regarding fire protection review of 16 Grove Street; (e) minutes of ZBA meeting of June 19, 2012; (f) copy of letter dated 7/12/12 from Carol Mozzochi Burdick to Donald Grohs, Chairman of Zoning Board of Appeals; (g) Code Official Fire Protection Review dated 7/16/12 of Application #107 Recchia Resubdivision; (h) Connecticut River Area Health District approval of resubdivision of David Recchia; and (i) ZEO memo dated 7/18/12 regarding application #107.

Alternates John Attridge and Ben Whelan were seated for absent members for Application #107.

5. David Recchia, 303 Winthrop Road: A public hearing was held immediately prior to this meeting on Application #107 by David Recchia for the purpose of a resubdivision of 303 Winthrop Road/Pinewood Trail. A motion was made by Jane Samuels and seconded by Leigh Balducci to approve Application #107 for Resubdivision of 303 Winthrop Road/Pinewood Trail by David Recchia as presented. Voted Unanimously.

The Acting Chairman seated Alternates John Attridge and Sara Denegre for absent members on Application #80 only.

6. Raymond Galeotti, 16 Grove Street: A public hearing was held immediately prior to this meeting on Application #80 by Raymond Galeotti for the purpose of building a 8,400 s.f. addition to a light industrial building with three additional parking spaces at 16 Grove Street (Map 56, Lot 34). A

motion was made by Janet Edgerton and seconded by Leigh Balducci to approve Application #80, Application for Special Permit/Site Plan Review, by Raymond Galeotti. Discussion was held regarding the evidence received at the public hearing and stipulations of approval. Stipulations will include incorporating the comments of the Commission Engineer, Code Official and ZEO. ZEO Jefferson noted that one of the requirements of the Regulations is that landscaping be installed along Grove Street. Three ornamental trees with a caliper of three inches and a variety of shrubs and grasses are required to comply with the 10' front landscaped area. Plants that are dying will need to be replaced. Jane Samuels noted that the parking at the end of Grove Street is permeable pavement so water will go through it. ZEO Jefferson noted that the second reason for the parking area is to allow a tractor trailer to turn around to exit the property. The Board discussed setting a time limit of 48 hours on the amount of time that a tractor trailer may be on the property. Evidence had been presented that a truck may be left on the site for unloading or loading. The traffic and number of employees were discussed. ZEO Jefferson noted that a variance was granted by the Zoning Board of Appeals for the expansion in the Village Residential District. The report of the Design Advisory Board indicated that the proposal fits on the site. Approval was also granted by the Conservation and Inland Wetlands Commission. The Commission engineer commented regarding the runoff; recommending that the 6' wide stone trench along the west side of the building be extended beyond the southern face of the building with overflow being directed toward the wetland area to the southeast. Snow removal, noise, and the speed of traffic are not issues regulated by this Commission. Action on motion: Janet Edgerton and Leigh Balducci amended the motion to approve Application #80, Application for Special Permit/Site Plan Review, by Raymond Galeotti, with the following stipulations: (a) stipulations identified in correspondence dated June 25, 2012 from Richard E. Leighton, Code Official, regarding fire protection; (b) stipulations identified in correspondence dated July 17, 2012 from Nathan L. Jacobson & Associates recommending that the 6' wide stone trench along the west side of the building be extended beyond the southern face of the building with any overflow being directed toward the wetland area to the southeast; (c) stipulations identified in correspondence dated July 18, 2012 from ZEO Cathie Jefferson regarding landscaping requirements to be addressed; and (d) a trailer truck may only remain on the premises for a maximum of 48 hours. Action on motion with stipulations: Voted Unanimously.

7. Andrea Chiappa, 246 Main Street: An Application for Special Permit, Application #81, was received from Andrea Chiappa for the purpose of opening three businesses at 246 Main Street. The three businesses proposed are a women's clothing store, flower shop, and cupcake shop and café. Nothing is proposed to the outside of the building. A motion was made by Janet Edgerton and seconded by Leigh Balducci to schedule a public hearing on August 16, 2012 at 7:15 p.m. on Application #81, Application for Special Permit/Type I Site Plan by Andrea Chiappa for three businesses (dress shop, flower shop, cupcake shop and café) at 246 Main Street. Voted Unanimously.

8. Brewer Deep River Marina, 52 River Lane: An Application for Type 2 Site Plan review, Application #82, was received from Brewer Deep River Marina for construction of a 7,000 s.f. boat storage building. Stan Mierzejewski, P.E. reviewed the proposal on behalf of Brewer Deep River Marina. Also present on behalf of the application were Jim Brown and Duane Howard. The proposed 70' by 100' building would be used for winter storage of boats. Mr. Mierzejewski submitted the information regarding areas of impervious structures. The total buildings and concrete and bituminous pavement area is approximately 19,527 s.f. and the existing percentage of impervious

structures is 2.5%. The total impervious area after construction of the proposed building is 3.4%. ZEO Jefferson noted that the property is in the Gateway Zone and will need to be determined if it is in compliance with the Gateway mission. The ZEO noted that the proposed building as shown does not blend in with the area. Mr. Brown noted that the building as shown is an existing building at another site. The applicant presented alternative drawings of the design of the door to appear as a barn. The commission members and representatives of the applicant agreed on a cross hatched design on the bottom portion of the door with an open area at the top for the oval logo sign of the marina. A separate application will be required for the sign. The proposal presented for the south face of the building, facing the river, is a porch with windows above and landscaping. Paint color samples were reviewed and the applicant agreed with the Commission's recommended of using a buckskin tan color which would closely match the existing buildings. A motion was made by Janet Edgerton and seconded by John Attridge to approve Application #82, Application for Type 2 Site Plan Review, by Brewer Deep River Marina for construction of a 7,000 s.f. (100 x 70) boat storage building, as amended with the cross design on the door with a logo sign above; porch and landscaping on the water side of the building, and the paint color of the building shall match as best as possible to the existing buildings. Voted Unanimously.

9. Audience: None

10. Reports: ZEO: ZEO Jefferson noted that her report is regarding the four applications that have been discussed.

11. Executive Session: A motion was made by Jane Samuels and seconded by Leigh Balducci to enter into Executive Session at 9:18 p.m. regarding pending litigation. Voted Unanimously. The Executive Session ended at 9:30 with no action taken.

12. A motion was made by Janet Edgerton and seconded by Leigh Balducci to adjourn the meeting at 9:30 p.m. Voted Unanimously.

Respectfully submitted,

*Nancy J. Howard*

Recording Secretary