

## 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 21, 2013 at the Deep River Town Hall was called to order at 7:30 p.m. by Chairman Kastner. Members present: Leigh Balducci, David Basilone, Jonathan Kastner, Janet Edgerton, Jane Samuels, Ben Whelan, and Alternates John Attridge, Sara Denegre, and Bruce Edgerton. Absent: Tom Walsh. Also present: Nancy Howard (Recording Secretary), Cathie Jefferson (Zoning Enforcement Officer).
  2. Approval of Minutes: A motion was made by Jane Samuels and seconded by David Basilone to approve the minutes of the regular meeting of December 13, 2012 as printed. Voted Unanimously.
  3. Payment of Bills: The following bills were received: Nancy Howard, clerical services, 15 hours; and Howard and McMillan, legal services regarding Prisley and Bartlett ZBA, \$809.00. A motion was made by Jane Samuels and seconded by Leigh Balducci to approve payment of the bills as presented. Voted Unanimously.
  4. Correspondence: Notification was received from the Connecticut Federation of Planning and Zoning Agencies of the Annual Conference scheduled for March 14, 2013.
  5. George G. Bartlett, 444 Main Street: An Application for Special Permit and Type 2 Site Plan, Application #84, was received from George G. Bartlett, Jr. for the purpose of sales and maintenance of new and used construction equipment at 444 Main Street. ZEO Jefferson noted that she received the application on February 20, 2013 and noted that it was received without a signature or application fee. A signed authorization has since been received from Mr. Bartlett authorizing Don Carlson to act as his agent on behalf of the application and the application fee has been received. ZEO Jefferson noted that the application is not complete. The plan includes a repair bay which falls under vehicle repair which would require a dealers and repairers license to be filed in Deep River. Approval had not been received from the Zoning Board of Appeals. The ZEO noted that she will review the application and notify the applicant of the missing information for submission prior to the public hearing. ZEO Jefferson will contact Attorney Howard regarding the Regulations that would apply to the application. A motion was made by Janet Edgerton and seconded by Jane Samuels to accept the application by George G. Bartlett, Jr., Application #84, and schedule a public hearing on April 18, 2013 at 7:00 p.m. Voted Unanimously.
  6. Audience : None
  7. Reports: ZEO: ZEO Jefferson noted that one zoning permit was issued for an addition on Kirtland Street. The current Zoning Regulations are on-line. The Regulations Committee will meet on March 6, 2013 to review the Regulations for possible amendments.
- Bruce Edgerton noted that a meeting has not yet been held of the Lower Connecticut River Valley Council of Governments, which is an advisory committee to the 17 towns which make up the River COG.
8. A motion was made by Jane Samuels and seconded by Leigh Balducci to adjourn the meeting at 8:22 p.m. Voted Unanimously.

Respectfully submitted,

*Nancy J. Howard*

Recording Secretary