

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 21, 2013 at the Deep River Town Hall was called to order at 7:35 p.m. by Chairman Kastner. Members present: Leigh Balducci, David Basilone, Jonathan Kastner, Janet Edgerton, Jane Samuels, Tom Walsh, Ben Whelan, and Alternates Sara Denegre and Bruce Edgerton. Absent: Alternate John Attridge. Also present: Nancy Howard (Recording Secretary), Cathie Jefferson (Zoning Enforcement Officer).

2. Approval of Minutes: A motion was made by Janet Edgerton and seconded by Jane Samuels to approve the minutes of the regular meeting of February 21, 2013 as printed. Voted Unanimously.

3. Payment of Bills: None

4. Correspondence: None

5. George G. Bartlett, 444 Main Street: A public hearing on Application #84, Application for Special Permit and Type 2 Site Plan, by George Bartlett, Jr. for the purpose of sales and maintenance of new and used construction equipment at 444 Main Street is scheduled for April 18, 2013 at 7:00 p.m. ZEO Jefferson noted that she sent a letter dated March 18, 2013 to the applicant after the first review of the application and is waiting for submission of a revised plan to be forwarded to the Commission engineer for review. The fire protection review is also pending. A statement of use has been received. ZEO Jefferson noted that she met with the applicant on March 20th. The revised application packets will be made available to members as soon as the amended information is received from the applicant.

6. Audience : None

7. Reports: ZEO: The ZEO report dated 3/21/13 was distributed. An application is expected for moving the dress and flower shop from 246 Main Street to 104 Main Street.

Regulations: Proposed amendments to the Zoning Regulations recommended by the Regulations Committee were reviewed in detail. A copy of the proposed amendments are attached. A motion was made by Jane Samuels and seconded by Janet Edgerton to accept the amendments as presented and schedule a public hearing for May 16, 2013 at 7:15 p.m. Voted Unanimously.

ZEO Jefferson noted that Attorney Howard forwarded copies of proposed bills pertaining to affordable housing.

Chairman Kastner noted that a 8-24 review will be necessary for the Town's proposed expansion of the municipal sewer. A grant was received to complete the remainder of River Street and around to Kirtland Street, and surrounding streets. The ZEO noted that the review has to be completed prior to a public meeting being held. A special meeting of the Commission may be necessary.

8. A motion was made by Janet Edgerton and seconded by Jane Samuels to adjourn the meeting at 8:42 p.m. Voted Unanimously.

Respectfully submitted,
Nancy J. Howard
Recording Secretary