

PLANNING AND ZONING COMMISSION

TOWN OF DEEP RIVER, CONNECTICUT

Town Hall

174 Main Street

Deep River, Connecticut 06417

1. A **special meeting** of the *Deep River Planning and Zoning Commission* held on Thursday, April 4, 2013 at the Deep River Town Hall was called to order at 7:00 p.m. by Chairman Kastner. Members present: Leigh Balducci, David Basilone, Jonathan Kastner, Janet Edgerton, Jane Samuels, Tom Walsh, Ben Whelan, and Alternates John Attridge and Bruce Edgerton. Absent: Alternate Sara Denegre. Also present: Nancy Howard (Recording Secretary), Cathie Jefferson (Zoning Enforcement Officer).
2. Municipal Sewer Expansion: A plan received from the Water Pollution Control Authority showing the proposed areas of expansion of the municipal sewer was reviewed by the Commission members. The proposed expansion of the sewer is on River Street starting at Prospect Street, down to the river and around and up Kirtland Street to the existing sewer line. The area streets, Old River Street #1, Fairview Avenue, Old River Street #2, River Lane, Phelps Lane, and Read Street, will also be included. A grant has been received from the Department of Agriculture. A C.G.S. Section 8-24 review is required to determine if the proposal is in compliance with the Town Plan of Conservation and Development (POCD). The municipal improvement will be brought before a Town Meeting. ZEO Jefferson reviewed applicable sections of the POCD; Section IV, Recommendations for Future Action, D. Municipal & Public Services, #27, Sewer and #31, Waterfront Public Access. The goal of the POCD is to allow expansion of the municipal sewer to enable appropriate economic development in the Harbor Development District (now known as the Harbor District). A motion was made by Janet Edgerton and seconded by Jane Samuels to send a letter to the Board of Selectmen for the town meeting stating that the proposed sewer plan extension as stated is in conformance with the Plan of Conservation and Development, Section IV, Recommendations for Future Action, D. Municipal & Public Services, #27, Sewer, which states: "Limit expansion of municipal sewer lines except as needed to enable appropriate economic development of the Harbor Development District. All areas with sewers should be developed at densities no greater than pre-sewer regulations allowed." Voted Unanimously.
3. A motion was made by Tom Walsh and seconded by Janet Edgerton to adjourn the meeting at 7:15 p.m. Voted Unanimously.

Respectfully submitted,
Nancy J. Howard
Recording Secretary