

**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, 2013 at the Deep River Town Hall was called to order at 7:30 p.m. by Chairman Kastner. Members present: Leigh Balducci, Janet Edgerton, Jonathan Kastner, Jane Samuels, Tom Walsh, Ben Whalen, and Alternates Sarah Denegre and Bruce Edgerton. Absent: David Basilone and Alternate John Attridge. Also present: Cathie Jefferson (Zoning Enforcement Officer) and Nancy Howard (Recording Secretary). Chairman seated Alternates Sarah Denegre for absent member.
2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Sarah Denegre to approve the minutes of the regular meeting and public hearing of May 16, 2013. Kastner, Balducci, and J. Edgerton abstained. Approved.
3. Payment of Bills: The following bills were received from Nathan Jacobson & Associates, engineering review of 444 Main Street, \$406.00; Nancy Howard, clerical services, 15 hours, Hartford Courant, legal advertising, \$243.64. A motion was made by Jane Samuels and seconded by Sarah Denegre to approve payment of the bills as submitted. Voted Unanimously.
4. Correspondence: The following correspondence was received: (a) Minutes of the Design Advisory Board (DAB) meeting of May 23, 2013. Memorandums with design review comments for 246 Main Street, 104 Main Street, and 70 High Street were received separately. The DAB minutes do not contain detailed information regarding discussions that took place. The ZEO will send a letter to the DAB noting that detailed information regarding the meeting should be provided in the minutes which serves as a report to the P&Z and meet the filing requirements.
5. Audience : None
6. Reports: ZEO: (a) 444 Main Street: ZEO Jefferson noted that she received photographs of the vehicles and equipment for sale on the front of the Bartlett property at 444 Main Street. The Commission members agreed that a cease and desist order should be issued to Mr. Bartlett. (b) 16 Grove Street: ZEO Jefferson provided copies of a draft letter proposed to be sent to Raymond Galeotti regarding an advertisement in the local newspapers for lease of the recently constructed addition to the building at 16 Grove Street. The approvals granted by the Zoning Board of Appeals and Planning and Zoning were based on the statements by the property owner that the expansion was needed to alleviate storage issues for the business which had been resulting in needing to use trailers for storage, which were in violation of Zoning Regulations. Additional businesses in the building would be an expansion of the non-conforming use and would not be allowed. ZEO Jefferson noted that she informed Mr. Galeotti when they met regarding landscaping that the additional space could not be rented. The site is too small for additional businesses. The Commission members were in agreement to have the ZEO send the letter to Mr. Galeotti as presented.

(c) Turnpike Industrial District (TID): ZEO Jefferson noted that the Regulations state that retail sales are not allowed in the TID. A former business in a building in the district, A2Z Printing, had a small retail component. Two inquiries have been received regarding retail in the TID. One is an existing florist who mostly does orders for weddings and funerals and has a small walk in business. The second is furniture re-purposing, which would probably be a store front. The ZEO noted that Jody Mislick would like to come in to speak with the Commission regarding retail. The intent of the Regulations is to not have retail in the TID. The POCD states that retail should be in the downtown area. Retail as a small component of the business may be allowed. Renting for retail only would be a concern. Assembly on site would be a factor. Commission members were not concerned with the florist. The regulations were discussed. The ZEO will look into accessory uses for manufacturing. A business where something is made in the back, a percentage may be allowed for retail of other items in the front.

(d) ZEO Jefferson noted that she has met with Mr. Sassi, 181 Main Street, regarding reapplying for approval to open a restaurant on the second floor. The previous approval has expired. DAB review is now required.

(e) ZEO noted that Dunkin Donuts has purchased 246 Main Street and will use the existing building. Half of the building will be rented to another business.

Planning: The subcommittee will be meeting in the future to review and discuss possible amendments to the Town Plan of Conservation and Development.

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

Respectfully submitted,

*Nancy J. Howard*

Recording Secretary