

**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, August 15, 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, Jane Samuels, Ben Whalen, and Alternates Sarah Denegre and Alternate John Attridge. Absent: Janet Edgerton Tom Walsh and Alternate Bruce Edgerton. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), Bill Burdick, Joe Lenz, and Lori Lenz.

2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Sarah Denegre to approve the minutes of the regular meeting of June 20, 2013. Voted Unanimously.

3. Payment of Bills: The following bills were received from Howard and McMillan, legal services re Bartlett and Prisley \$687.00. A motion was made by Jane Samuels and seconded by Leigh Balducci to approve payment of the bill as submitted. Voted Unanimously.

4. Correspondence: The following correspondence was received: (a) copy of letter dated 7/17/2013 from ZEO Jefferson to James Kiaffas regarding motor vehicles for sale on property at 45 Essex Street which are not owned by the property owner; and (b) Small Claims Writ and Notice of Suit filed by Ronald S. Prisley against R.E. Leighton, Code Official and the Planning and Zoning Commission.

5. Audience: At the recommendation of John Attridge, Bill Burdick was in attendance. Mr. Burdick is interested in joining the Commission.

Boy Scout Joe Lenz was present to observe the meeting process to fulfill a requirement for a merit badge.

6. Reports: ZEO: (a) ZEO Jefferson presented her report dated August 15, 2013 together with the list of permits issued in the past month.

(i) Dunkin Donuts, Main Street: ZEO Jefferson noted that at this point the applicant has been before the Design Advisory Board and the site plan has just been completed. The ZEO will meet with the applicant on Monday for a preliminary review and the application is expected to be submitted for the next regular meeting and a public hearing to be scheduled. The ZEO noted that the neighbors have been voicing concerns about truck deliveries and dumpsters located on the residential side of the property.

(ii) The ZEO and the First Selectman have met with Jody Gephardt a couple times about the development of the Mislick property at 411 Main Street. The owner had been looking to sell to large clients and the State would require a bridge for crossing the railroad tracks. The ZEO and First Selectman have encouraged looking at different ideas for the property such as small incubator buildings or to change the zoning designation of the property for possible development of a 55 or older community. The property owner is working with her engineer. The access to the

site is dependent on use. A lower impact would be favorable. Also discussed was the existing easement for access from Commerce Crossing.

(iii) ZEO Jefferson noted that she met on August 14, 2013 with an engineer about a business that is interested in moving in to the old toy factory building on the corner of Main Street and Winter Avenue. She noted that the proposal is an allowed use. Parking is an issue that will need to be addressed. Arrangements may be able to be made with the property owner across Winter Avenue for use of the parking lot for events on evenings and weekends; and possible street parking on the opposite side of Winter Avenue.

(iv) Two permits were issued for units at 500 Main Street. Lady Chatelains is leasing three units; the two in the back are for manufacturing and the front is the retail. Ashleigh's Garden has limited retail in the front and floral arrangements are made in the back. The majority of the business is weddings and funerals.

Planning: The subcommittee has not met during the summer. The committee will meet in the future to review and discuss possible amendments to the Town Plan of Conservation and Development.

Chairman: Chairman Kastner noted that a grant was received for improvements to Plattwood Park. The improvements will include a bigger pavilion, regulation volleyball court, ball field, jogging and walking trails around the perimeter of the park and a mountain bicycle trail. The Fire Department is still looking at possible sites for a proposed firehouse. The consensus of the Fire Department is that the size of the building being proposed would not fit on Fire Department property to the south of the present site or on the present site.

Executive Session: A motion was made by Jane Samuels and seconded by Sarah Denegre to enter into executive session at 8:10 p.m. to discuss pending litigation. A motion was made by Jane Samuels and seconded by Leigh Balducci to exit executive session at 8:14 p.m. and return to the regular meeting. No action was taken by the Commission.

A motion was made by Jane Samuels and seconded by Ben Whalen to adjourn at 8:15 p.m.
Voted unanimously.

Respectfully submitted,

Nancy J. Howard

Recording Secretary