

**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, September 19, 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, Janet Edgerton, Jonathan Kastner, Jane Samuels, Tom Walsh, Ben Whalen, and Alternates William Burdick, Sara Denegre, and Bruce Edgerton. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), Scott Fanning, John Cunningham, Stuart Fairbank, and Mike Spaner.
2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Leigh Balducci to approve the minutes of the regular meeting of August 15, 2013. Voted Unanimously.
3. Payment of Bills: The following bills were received: Howard and McMillan, legal services regarding general matters and Prisley \$429.00; Nancy Howard, clerical services, 17 hours. A motion was made by Jane Samuels and seconded by Leigh Balducci to approve payment of the bills as submitted. Voted Unanimously.
4. Correspondence: The following correspondence was received: (a) copy of letter dated 9/17/13 from Andrew S. Morrill, Bureau of Highway Operations, Department of Transportation to Connecticut Water Company accepting the proposed water main replacement on Route 154 in Deep River; (b) Copy of proposed Regulation amendments from the Chester Planning and Zoning Commission. ZEO Jefferson will review the proposal.
5. Great American Donut, Inc., 246 Main Street: An Application for Special Permit was received from Great American Donut, Inc. for the proposed use of a retail coffee and bakery shop plus a separate space for an additional retail concept at 246 Main Street. Present on behalf of the application were Scott Fanning of Great American Donut, John Cunningham of Tec Landscape Design, and Stuart Fairbank from Angus McDonald and Gary Sharpe Associates. The proposal is to relocate Dunkin' Donuts from the current location at 190 Main Street to 246 Main Street. Dunkin' Donuts would be located in a portion of the building on the Main Street side of the building. Mr. Cunningham reviewed the proposed landscape plan, including a proposed seating area in front of the building to be separated by granite posts, granite posts eight feet apart along the front of the building along the car stops, existing trees and proposed landscaping, and dumpster on south side of property. Mr. Fanning noted that the Town streetscape plan prepared by Nathan Jacobson & Associates was superimposed on the applicant's proposed plan. The applicant has been before the Design Advisory Board. Mr. Fanning noted that the second half of the building may be rented for a low intensity use. ZEO Jefferson noted that the application was received this week and she has not had an opportunity to review the application; and the application will also be reviewed by the Commission engineer. The application will be available in the ZEO's office and the application and revised plans will be available in the Town Clerk's office a minimum of 15 days prior to the public hearing. A motion was made by Janet Edgerton

and seconded by Leigh Balducci to schedule a public hearing on November 21, 2013 at 6:30 p.m. at the Deep River Town Hall Auditorium on Application #85, Application for Special Permit by Great American Donut, Inc. Voted Unanimously.

Chairman Kastner reported that Bill Burdick was approved by the Board of Selectmen and by town meeting approval for appointment as an alternate member of the Commission.

6. Reports: ZEO: (a) ZEO Jefferson presented her report dated September 19, 2013 together with the list showing one permit issued in the past month.

(i) ZEO noted that Jerilyn Nucci will be submitting an application for a proposed doggy day care facility in a small portion of the building at 444 Main Street with a fenced in dog area in the rear of the property. A public hearing will be held on the application.

(ii) ZEO noted that she will be testifying in court at the end of October in connection with the suit filed by Mr. Priskey against Richard Leighton and the Planning and Zoning Commission.

(iii) ZEO noted that the business, that she reported on last month, is no longer considering the old toy factory building on the corner of Winter Avenue because with the new FEMA maps the parcel does not meet the height requirements and would increase the cost of insurance for equipment.

(b) Planning: Planning Committee meetings will be delayed until the new year.

(c) Chairman: (i) Chairman Kastner noted that the Town has received the grant for Plattwood Park for construction of a ball field, enlarging the pavilion and including making it handicap accessible. From a planning standpoint, the ZEO noted that this Commission should review the proposal.

(ii) Fire Department: Chairman noted that the Fire Department is still looking at properties for a proposed fire house. One property being considered is a 16 acre parcel.

(iii) Chairman noted that he and the First Selectman met with Jody Gephardt and her engineer, Joe Wren, regarding the property at 411 Main Street.

7. Other Business: Bruce Edgerton reported that the River COG will be meeting on Monday. They are currently working on a new Regional Plan of Conservation and Development. A representative would like to attend the next regular meeting of the Planning and Zoning Commission to discuss what is needed for the Regional Plan of Conservation and Development. Mr. Edgerton noted that there is another opening for a representative from Deep River to the Board which needs to be proposed by this Commission.

8. A motion was made by Janet Edgerton and seconded by Jane Samuels to adjourn at 8:40 p.m. Voted unanimously.

Respectfully submitted,

Nancy J. Howard

Recording Secretary