

**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, November 7, 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 Alternate Bruce Edgerton. Absent: Alternates William Burdick and Sara Denegre. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), Mark Bovolack, Joseph Shea, Dennis Tackett.

2. 104 Main Street (Map 56, Lot 27): An Application for Type 1 Site Plan was received at the October meeting from A.J. Shea Construction, LLC for the purpose of building a stairway to the second floor apartment on the north side of the building and two 5'10"x4'10" windows on the east side first floor on property of MSB Holding, LLC at 104 Main Street. Revised plans dated November 7, 2013 were received. The applicant is in discussion with the Town about relocating the street light currently located in front of the building to in front of the proposed stairs. The existing fence will be relocated to cover the utility boxes. Discussion took place regarding the proposed staircase, the visibility from the streetscape, and whether or not a roof is required by code over the stairs. Mr. Shea noted that the new building to be proposed would block the stairs. Mr. Shea also noted that the building permit has been issued. Mr. Shea stated that they would abide by it if the roof is required by code. The first stair tread is five feet back from the front of the building. There will be one apartment remaining in the back on the first floor which will be shifted to the second floor of the new building in the future. A motion was made by Tom Walsh and seconded by Jane Samuels to approve the application as presented in accordance with the plans dated November 7, 2013. Kastner abstained. Approved.

3. A motion was made by Janet Edgerton and seconded by Leigh Balducci to adjourn at 7:46 p.m. Voted unanimously.

Respectfully submitted,

Nancy J. Howard

Recording Secretary