

**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, November 21, 2013 at the Deep River Town Hall was called to order at 8:49 p.m. by Acting Chairman Walsh, immediately following a duly called public hearing. Members present: Leigh Balducci, David Basilone, Janet Edgerton, Jane Samuels, Tom Walsh, Ben Whalen, and Alternates William Burdick and Sara Denegre. Absent: Jonathan Kastner and Alternate Bruce Edgerton. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), and Jerilyn Nucci. Vice Chairman Tom Walsh served as Acting Chairman for the meeting. The Chairman seated Alternate William Burdick for the absent member.
2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Bill Burdick to approve the minutes of the regular meeting of October 17, 2013 as printed. Voted Unanimously. A motion was made by Jane Samuels and seconded by Leigh Balducci to approve the minutes of the special meeting of November 7, 2013 with the following amendment: second paragraph, fourth sentence amended to read as follows: "The existing fence will be angled to reduce visibility of the utility box from the street."
3. Payment of Bills: The following bill was received: Howard and McMillan, legal services regarding Priskey \$2,156.21. 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) letter dated 11/ 4/13 from ZEO Cathie Jefferson to Raymond Galeotti regarding certificate of zoning compliance for 16 Grove Street; (b) E-mail dated 11/18/2013 from Travis Board, Member of the Kelsey Falls Association informing that the Association has contracted work to begin on and around the Pratt Read Dam.
5. Great American Donut, Inc., 246 Main Street: A public hearing on Application #85, Application for Special Permit by Great American Donut, Inc. was held immediately prior to this meeting. A motion was made by Janet Edgerton and seconded by Jane Samuels to table action on the application for deliberations at the next regular meeting scheduled for December 12, 2013. Voted Unanimously. Copies of all correspondence will be available to the Commission members for review.
6. 444 Main Street (Map 59, Lot 9): An Application for Special Permit, Application #87, was received from Jerilyn Nucci for the purpose of a dog day care facility (Hairy Barkers) on property of George G. Bartlett, Jr. at 444 Main Street. Jerilyn Nucci noted that the proposal is to occupy 1,500 square feet for the dog day care with no more than 24 dogs. The dogs will be walked out to the play pit which will be monitored. A motion was made by Janet Edgerton and seconded by Jane Samuels to accept the application and schedule a public hearing on December 12, 2013 at 7:00 p.m. Voted Unanimously.

7. Town of Deep River: ZEO Jefferson noted that there are three proposals by the Town that require a planning review in accordance with C.G.S. Section 8-24 to determine if the proposals are in conformance with the Town Plan of Conservation Development. The proposals are as follows:

(1) The purchase of the Mislick property on Industrial Park Road located between the Town incubator building and Haynes. The Town would put in the road connection to the site from Industrial Park Road and then creation of two or three parcels for other people to build incubator buildings.

(2) Sale of the 500 building on Industrial Park Road. The intent was that after a certain amount of time the occupant would purchase the property.

(3) Sale of undeveloped property on Kirtland Street that the Town had taken for unpaid taxes. A motion was made by Jane Samuels and seconded by Bill Burdick that the three proposals by the Town of Deep River were reviewed and found to be consistent with the Town Plan of Conservation and Development. Voted Unanimously.

8. Reports: ZEO: (a) The ZEO went to court on October 28<sup>th</sup> on the Prisley matter and after waiting for three hours the Magistrate had a conflict due to another lawsuit and the case has now been rescheduled for December 2<sup>nd</sup>.

(b) Raymond Galeotti, 16 Grove Street: A letter was sent on 11/4/2013 regarding landscaping to be in compliance. The Design Advisory Board (DAB) was not going to meet with the property owner but then did so. Discussion took place regarding the DAB and their role in reviewing applications in the village districts.

9. A motion was made by Janet Edgerton and seconded by Jane Samuels to adjourn at 9:45 p.m. Voted unanimously.

Respectfully submitted,

*Nancy J. Howard*

Recording Secretary