

**PLANNING AND ZONING COMMISSION
TOWN OF DEEP RIVER, CONNECTICUT**

Town Hall

174 Main Street

Deep River, Connecticut 06417

LIST OF MOTIONS

A **regular meeting** of the *Deep River Planning and Zoning Commission* held on Thursday, December 12, 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, and Alternates William Burdick and Sara Denegre. Absent: Ben Whalen, Tom Walsh, and Alternate Bruce Edgerton. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), Jerilyn Nucci, Don Carlson, Lincoln Divoll, Dee Farris, Richard Smith, Alan Paradis, and Dennis Schultz. Chairman seated Alternates William Burdick and Sara Denegre for the absent members.

- A motion was made by Jane Samuels and seconded by Janet Edgerton to approve the minutes of the regular meeting and public hearing of November 21, 2013 as printed. Voted Unanimously.
- A motion was made by Jane Samuels and seconded by Leigh Balducci to approve payment of the bills as submitted. Voted Unanimously.
- Jerilyn Nucci: A motion was made by Jane Samuels and seconded by Janet Edgerton to approve Application #87 by Jerilyn Nucci with the change in the hours and days of operation. Voted Unanimously.
- Great American Donut: A motion was made by Janet Edgerton and seconded by Bill Burdick to approve Application #85. Discussion followed on the evidence received at the public hearing. Janet Edgerton, seconded by William Burdick, amended the motion to approve Application #85 to include the following conditions of approval:
 - (1) The comments from the Commission Engineer, Nathan Jacobson & Associates, by letter dated November 18, 2013;
 - (2) No lighting is approved on the site. The lighting for the site shall come back to the Commission as a modification to the application when the Town's street lighting has been completed;
 - (3) The monument sign shall come back to the Commission as a modification to the application with a design in keeping with the surrounding area and comments from the Design Advisory Board.
 - (4) The location of the dumpster shall be moved forward 10 feet to be flush with the parking spaces, be fully enclosed with a roof, and reduced to a size no larger than a 10 foot by 12 foot building. The building design and screening/landscaping of the dumpster shall come back to the Commission as a modification to the application. The Design Advisory Board may advise on the building design.
 - (5) The facade along the roof front and sides of the building shall continue fully around the back to prevent the roof mechanicals from being visible by vehicles and pedestrians traveling south along Main Street.
 - (6) The second access and back window on the west side of the building facing Union Street should be eliminated and no future signage will be allowed on the west side facing the residential properties on Union Street.

- (7) Granite posts should be used as the balusters in front of the building. The planters at the southern end of the seating area shall be stationed in a way to inhibit direct pedestrian access into driveway, especially children. The applicant shall return to the Commission with a proposal to inhibit the access.
- (8) The applicant shall continue the granite curbing from Main Street and Union Street into the parking area.
- (9) The applicant shall return to the Commission for a modification for the design and color scheme of the proposed outdoor seating area.

Voted Unanimously.

- Election of Officers: A motion was made by Jane Samuels and seconded by William Burdick to continue with the same slate of officers; Jonathan Kastner, Chairman, Tom Walsh, Vice Chairman, and Janet Edgerton, Secretary. Voted Unanimously.
- A motion was made by Leigh Balducci and seconded by David Basilone to adjourn at 9:00 p.m. Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary