

**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, January 16, 2014 at the Deep River Town Hall was called to order at 7:30 p.m. 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) and Nancy Howard (Recording Secretary).
2. Approval of Minutes: A motion was made by Janet Edgerton and seconded by Jane Samuels to approve the minutes of the regular meeting of December 12, 2013 as printed. Voted Unanimously. A motion was made by Janet Edgerton and seconded by Jane Samuels to approve the minutes of the public hearing of December 12, 2013 as printed. Voted Unanimously.
3. Payment of Bills: The following bills were received: Howard McMillan & Tycz, LLC, legal services regarding Prisley \$390.00; and Hartford Courant, legal advertising, \$162.36. A motion was made by Jane Samuels and seconded by Leigh Balducci to approve payment of the bills as submitted. Voted Unanimously.
4. Correspondence: Janet Edgerton noted receipt of the following correspondence: (a) Notice of ZBA Meeting scheduled for January 21, 2014 regarding application by Raymond Galeotti for appeal of ZEO Certificate of Zoning Compliance for 16 Grove Street; and consideration of lawsuit settlement proposal from George Bartlett; (b) Notice from Dept. of Energy & Environmental of Intent to Modify General Permit for Water Resources Construction Activities for Compliance with 2013 Legislative Changes; (c) Conn. Federation of Planning & Zoning Agencies annual conference scheduled for March 13, 2014; and (d) Memorandum from First Selectman regarding preparation of next fiscal year's budget. The proposed budget will be included on the agenda of the next regular meeting.
5. Alicia Rockwell, 96 Stevenstown Road: ZEO Jefferson noted that an application was received after the agenda was prepared from Alicia Rockwell, 96 Stevenstown Road for an accessory apartment in an existing structure. A motion was made by Janet Edgerton and seconded by Jane Samuels to add Application #88 by Alicia Rockwell to the Agenda. Voted Unanimously. A motion was made by Janet Edgerton and seconded by Jane Samuels to schedule a public hearing on Application #88 on February 20, 2014 at 7:15 p.m. Voted Unanimously.
6. Audience: None
7. Reports: (a) ZEO: ZEO Jefferson reported on the following matters:
 - (1) Prisley Suit: The decision was received from the Court the day before the meeting on the Prisley lawsuit. The finding was in favor of the Town.
 - (2) Great American Donut/Dunkin Donuts: ZEO Jefferson noted that she was contacted by Scott Fanning with a couple questions regarding the conditions of approval. He wanted to know if the

granite was required in the whole parking lot or just the driveway. ZEO noted that the granite should be in the whole parking lot and noted that the granite may be purchased in conjunction with the Town. The second issue was the dumpster. Mr. Fanning indicated that they have decided to not have a dumpster and they are proposing to keep the garbage in the building to be wheeled out to the truck for pick up. The applicant still needs to return to the Commission. The ZEO will be meeting with Mr. Fanning at the end of the month.

(3) The First Selectman may schedule a meeting with some of the members of the Planning and Zoning Commission and the Design Advisory Board.

(4) No zoning permits were issued during the past month.

(b) Chairman: One alternate member is still needed as a representative on the River COG. Chairman Kastner noted that Mount Saint Johns Academy is now daytime only. ZEO Jefferson noted that she spoke with them and they would have to come before the Commission for a change of use.

8. Executive Session: A motion was made by Jane Samuels and seconded by Janet Edgerton to enter into Executive Session at 7:55 p.m. regarding pending litigation. The Executive Session ended at 8:10 p.m. where there was discussion only and no actions or votes were taken by the Commission. A motion was made by Janet Edgerton and seconded by Jane Samuels to authorize the Commission Attorney, William Howard, to act as an intervener on behalf of the Planning & Zoning Commission in connection with the Bartlett appeal to the Zoning Board of Appeals. Voted Unanimously.

9. A motion was made by Janet Edgerton and seconded by Leigh Balducci to adjourn the meeting at 8:15 p.m. Voted Unanimously.

Respectfully submitted,
Nancy J. Howard
Recording Secretary