

**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, February 20, 2014 at the Deep River Town Hall was called to order at 7:30 p.m. Members present: Janet Edgerton, Jonathan Kastner, Jane Samuels, Tom Walsh, Ben Whalen, and Alternate Bruce Edgerton. Absent: Leigh Balducci, David Basilone, Alternate William Burdick, Alternate Sara Denegre. Also present: Cathie Jefferson (Zoning Enforcement Officer) and Nancy Howard (Recording Secretary). Chairman seated Alternate Bruce Edgerton for an absent member.
2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Bruce Edgerton to approve the minutes of the regular meeting of January 16, 2014 as printed. Voted Unanimously.
3. Payment of Bills: The following bills were received: Howard McMillan & Tycz, LLC, legal services regarding Prisley, Bartlett, and Galeotti, \$5,170.50. A motion was made by Jane Samuels and seconded by Bruce Edgerton to approve payment of the bill as submitted. Voted Unanimously.
4. Correspondence: Janet Edgerton noted receipt of the following correspondence: letter dated 2/18/14 from Andrew Morrill, Special Services Section Manager, Bureau of Highway Operations of Dept. of Transportation to Great American Donut, Inc. regarding review of plans for 246 Main Street. The parking lot must be designated to eliminate parking within the State ROW or a lease agreement needs to be negotiated to accommodate the proposed parking.
5. Alicia Rockwell, 96 Stevenstown Road: A public hearing was held immediately prior to this meeting on Application #88, Application for Special Permit by Alicia Rockwell for an accessory apartment in an existing structure at 96 Stevenstown Road. A motion was made by Janet Edgerton and seconded by Bruce Edgerton to approve Application #88, Application for Special Permit by Alicia Rockwell as submitted. Jane Samuels recused herself from this matter. Approved.
6. Audience: None
7. Reports: (a) ZEO: ZEO Jefferson reported on the following matters:
 - (1) Raymond Galeotti, Grove Street: ZEO Jefferson reported that the property owner appealed the Certificate of Occupancy before the Zoning Board of Appeals and the applicants request was granted. The Certificate of Zoning Compliance has been reissued with a zoning notation.
 - (2) George Bartlett, 444 Main Street: The Court has denied the Planning and Zoning Commission's request to be an intervener.
 - (3) Discussion took place regarding proposed amendments to the Zoning Regulations. Continued discussion will take place at the next regular meeting.

(4) Ron Prisley has filed to reopen the Small Claims Court matter. A court date has been set. The ZEO will not need to attend.

(5) ZEO noted that she has been working on the hazard mitigation plan for the town. A draft will be available for members at the next regular meeting.

8. A motion was made by Jane Samuels and seconded by Tom Walsh to adjourn the meeting at 8:35 p.m. Voted Unanimously.

Respectfully submitted,

Nancy J. Howard

Recording Secretary