

**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, September 18, 2014 at the Deep River Town Hall was called to order at 7:30 p.m. by Chairman Kastner. Members present: Leigh Balducci, David Basilone, Jonathan Kastner, Janet Edgerton, Jane Samuels, Alternates William Burdick, Sara Denegre, and Bruce Edgerton. Absent: Tom Walsh and Ben Whelan. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), Torrance Downes, Nancy Fischbach, Sam Shaw, and Chris Marra. Chairman Kastner seated Alternates Sara Denegre and Bill Burdick for the absent members.
2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Janet Edgerton to approve the minutes of the regular meeting and public hearing of August 21, 2014 as printed. Voted Unanimously.
3. Payment of Bills: The following bills were received: Howard McMillan & Tycz, legal fees regarding Reynolds enforcement and Bartlett, \$248.00; Hartford Courant, legal advertising, \$43.56. A motion was made by Jane Samuels and seconded by Sara Denegre to approve payment of the bills as submitted. Voted Unanimously.
4. Correspondence: None
5. Gateway Commission: Torrance Downes from Connecticut River Gateway Commission and Nancy Fischbach and Sam Shaw, the Town representatives to the Gateway Commission were present. A presentation was made of the proposed changes to the Gateway Standards. The current Standards of the Connecticut River Gateway Commission were last amended in February 2004. The Standards were presented with the proposed changes and a summary of the significant amendments. Mr. Downes is in the process of reviewing the draft standards with all of the eight towns in the district. After comments have been received and reviewed, the Gateway Commission will present the final draft at a public hearing.
6. Ronald Prisley, 164 Cedar Lake Road: A motion was made by Jane Samuels and seconded by Bill Burdick to add to the agenda the submission of the subdivision application received from Ronald Prisley. Voted Unanimously. ZEO Jefferson noted that an application for a resubdivision was received on September 17, 2014 from Ronald Prisley for property at 164 Cedar Lake Road (Map 16, Lot 2-A). ZEO Jefferson noted that she has not yet reviewed the application and will be meeting with the applicant and his attorney on September 23<sup>rd</sup>. A motion was made by Jane Samuels and seconded by Janet Edgerton to accept Application #112 and schedule a public hearing on November 20, 2014 at 7:00 p.m. Voted Unanimously.
7. Audience: Chris Marra of 161 Union Street was present to inquire about activity on the property adjacent to his neighbor, Todd Andrews. Mr. Marra noted that there has been a large amount of tree cutting and excavating on property owned by Richard Pytlik and inquired if

permits were necessary for the activity. Mr. Marra noted that he has reviewed minutes of the Planning & Zoning and the Conservation and Inland Wetlands Commission (CIWC) regarding this property. The property is accessed from Union Street and Bokum Road. Subdivision approval was recently awarded for creation of a building lot on one of the accesses on Bokum Road. ZEO Jefferson indicated that the equipment may be accessing the parcel from Union Street for installation of the septic system on the approved lot. Mr. Marra noted that the subject property off of Union Street had been woods. He expressed concern regarding the clear cutting of the woods disrupting the flow of the intermittent stream and potentially causing flooding on the adjacent properties. Mr. Marra noted that they attempted to attend the last meeting of the CIWC but it had been cancelled. Activity within, or within 100 ft. of, a wetlands or watercourse would come under the purview of the CIWC. P&Z would address if the grade has been changed with the driveway causing an affect on the adjacent properties. Any changes to a parcel should have no affect on other property. The ZEO will meet with the property owner and visit the site.

8. Reports: ZEO: ZEO Jefferson reported on the following matters:

(a) Dunkin Donuts, 246 Main Street: Construction is moving ahead and they hope to be open by Halloween. The Design Advisory Board will be reviewing the monument sign.

(b) A list of administrative permits issued in the past month was distributed.

Planning: A Planning Committee meeting will be held on September 22, 2014 to review the Plan of Conservation and Development.

9. Executive Session: No executive session was held.

10. A motion was made by Janet Edgerton and seconded by Jane Samuels to adjourn at 8:50 p.m. Voted Unanimously.

Respectfully submitted,  
Nancy J. Howard  
Recording Secretary