

**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 15, 2015 at the Deep River Town Hall was called to order at 8:08 p.m. by Chairman Walsh, following a duly called public hearing. Members present: Leigh Balducci, David Basilone, Bruce Edgerton, Janet Edgerton, Jane Samuels, Tom Walsh, Ben Whelan, Alternate Sara Denegre. Absent: Alternates Bill Burdick and Jonathan Kastner. Also present: Cathie Jefferson (Zoning Enforcement Officer), 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 and Public Hearing of December 11, 2014 as printed. Voted Unanimously.

3. Payment of Bills: No bills received.

4. Correspondence: None.

5. Ronald Prisley, 164 Cedar Lake Road (Map 16, Lot 2-A): A public hearing was held immediately prior to this meeting on Application for Resubdivision by Ronald Prisley for property at 164 Cedar Lake Road. The public hearing was original opened on November 20, 2014, continued to the December meeting and then continued to the January meeting. ZEO Jefferson noted that the Commission would need to address the applicant's request for waivers of the Subdivision Regulations which was received on January 14, 2015. She reviewed Section 3.5 of the Subdivision Regulations, noting that the regulation states that the requests for waivers shall be submitted by the applicant when the application is first submitted. Chairman Walsh noted that all staff reports have been received. ZEO Jefferson noted that restrictions and easements referenced by the applicant's representative have not been submitted for review by the Commission attorney. After discussion, a motion was made by Jane Samuels and seconded by Bruce Edgerton to table deliberation on the application to the next regularly scheduled meeting, February 19, 2015 at 7:30 p.m. Voted Unanimously.

6. Audience: None

7. Freedom of Information Act (FOIA): Bruce Edgerton and Janet Edgerton attended the Freedom of Information workshop held by the Connecticut Conference of Municipalities on January 12, 2015. Mr. Edgerton noted that he spoke with the Chairman and First Selectman regarding having a workshop for Town Commissions on the FOIA. The First Selectman will send a letter to the Commissions.

Tom Walsh discussed having ongoing educational discussions at monthly meetings. The Connecticut Bar Association is holding a training session on "Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions" scheduled for March 21, 2015 at Wesleyan University. Members expressed interest in purchasing the materials and reviewing the subjects as part of the educational sessions.

8. Reports: ZEO: (a) The report on the monthly administrative permits was distributed.
- (b) ZEO Jefferson noted that the POCD committee has been discussing farming and the 490 Act. Discussions have taken place with Ron Larsen, the Deep River representative on the River COG Regional Agriculture Council. A forum is being scheduled by the Council with a presentation by Joan Nichols from the Connecticut Farm Bureau on farming and preservation of farm land. The forum will take place the first week in March in the Deep River Town Hall Auditorium.
- (c) ZEO Jefferson reported that Joseph Mingoello is proposing an age restricted 55 and over development for the Mislick subdivision on Kelsey Hill Road. The proposal would be for small individual houses. The ZEO and the First Selectman have visited one of Mr. Mingoello's developments in Haddam. Another discussion is to amend the Zoning Regulations to include age restricted regulations in the industrial districts.
9. A motion was made by Jane Samuels and seconded by Bruce Edgerton to adjourn at 8:50 p.m. Voted Unanimously.

Respectfully submitted,  
Nancy Howard  
Recording Secretary