

**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 18, 2016 at the Deep River Town Hall was called to order at 7:03 p.m. by Acting Chairman Leigh Balducci. Members present: Leigh Balducci, David Basilone, and Alternates Bill Burdick, Sara Denegre, and Jonathan Kastner. Absent: Bruce Edgerton, Janet Edgerton, Jane Samuels, Tom Walsh, and Ben Whelan. Also present: Cathie Jefferson (Zoning Enforcement Officer). Leigh Balducci was Acting Chairman for the meeting. The Acting Chairman seated Sara Denegre, Bill Burdick and Jonathan Kastner for the absent members.
2. Approval of Minutes: A motion was made by Jonathan Kastner and seconded by Bill Burdick to approve the minutes of the regular meeting of January 21, 2016 as printed. Voted Unanimously.
3. Payment of Bills: No bills received.
4. Correspondence: Jonathan Kastner noted receipt of the following correspondence: (a) Memo dated February 16, 2016 from the Design Advisory Board regarding review of the application by Anytime Fitness and Retail Center, 190 Main Street; and (b) Code Official Fire Protection approval of proposal by Anytime Fitness and Retail Center.
5. Public Business: Site Plan Application #93, 190 Main Street: An application for Type 2 Site Plan review was received from Jeffrey Merriam for the purpose of renovation and second floor addition for a proposed fitness center (Retail Business-Personal Services as per the Zoning Regulations) at 190 Main Street. George Fellner, AIA, of Fellner Associates Architects from East Haddam presented the application. Mr. Fellner gave a summary of the existing building. The first floor is 4,896 square feet with three tenant bays. Currently there is a dry cleaner located in the center bay and the other two bays are empty, as well as the second floor. The intent is to renovate the interior of the building and to add a new second floor of 1,764 sq. ft. above the existing footprint. The new owner of the building is in the process of arranging for moving the dry cleaner to the space formerly occupied by Dunkin Donuts. The center bay and far right bay would be used as part of the fitness space. Mr. Fellner reviewed the streetscape and the area surrounding the building. Mr. Fellner reviewed the site plan as submitted. The improvements to the existing site include shifting the dumpster and putting an enclosure around it. There are currently 19 parking spaces on the site and they looked at expanding the parking area. An additional five spaces were added to make a total of 24 spaces. The entrance will continue to serve as a one way road. An easement has been prepared to continue to exit on the north side of the building. There is no change in the amount of storm drainage. Mr. Fellner reviewed the parking in detail. The Regulations would require 16 to 27 spaces. The applicant went to the fitness center franchise and obtained data on the usage patterns for their facilities of this proposed size. The number of people using the space, members and guests, from 2:00 p.m. to 8:00 p.m., the average is 15 customers. The peak period is from 5:00 p.m. to 7:00 p.m. at 16-19 occupants. The usage pattern is that people come in pairs. Mr. Fellner noted that he used the 70% factor. The 19 parking spaces times .7 gives 13.3 cars. The staff would be two; four spaces are needed for the dry cleaner, figuring that 20 spaces are required; and 24 spaces are

provided. Mr. Fellner reviewed the landscape plan. A meeting was held with the Design Advisory Board. The existing plantings will be trimmed; the damaged curbing up to the catch basin and brick work at the end will need to be repaired. Some new junipers and day lilies will be added. The existing monument sign will be removed and replaced with a shrub. Mr. Fellner then reviewed the proposed floor plans. The plans include the existing elevation and the proposed elevation. Outside balconies are proposed on the second floor. The logo on the sign is from the franchise. The two existing front doors will be used to access the fitness center. The windows with the existing film on it will be removed. The goose neck lights over the signs on the front of the building are reflective lights. The signs will be lined up with the shutters. Mr. Fellner noted that the engineer spoke with the Fire Marshal. The building has to be sprinkled in accordance with code. The building does not currently have a sprinkler system. The existing footage is 5,840 square feet and the applicant is proposing to add 1,781 square feet. No kitchen is proposed. Three bathrooms will be located on the first floor; each with toilet, sink and shower. The bathroom on the second floor will not include a shower. ZEO Jefferson noted that there are parking spaces across the street but they have elected to not use them. They would have to pay extra money to use the nine parking spaces allocated for the original uses. Sufficient spaces are provided on site. A motion was made by Jonathan Kastner and seconded by Bill Burdick to approve the application subject to the letter from the Design Advisory Board and the Fire Marshal. Voted Unanimously.

6. Reports: ZEO: ZEO Jefferson noted that no permits were issued. The Prisley appeal is moving forward.

7. Election of Officers: The Election of Officers was tabled to the next regular meeting.

8. A motion was made by Jonathan Kastner and seconded by Dave Basilone to adjourn at 7:50 p.m. Voted Unanimously.

Respectfully submitted,
Nancy J. Howard
Recording Secretary
Prepared from Recording