

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, June 16, 2016 at the Deep River Town Hall was called to order at 7:02 p.m. by Chairman Bruce Edgerton. Members present: David Basilone, Sara Denegre, Bruce Edgerton, Janet Edgerton, and Alternates Bill Burdick and Jonathan Kastner. Absent: Leigh Balducci, Jane Samuels, Ben Whalen. Also present: Cathie Jefferson (Zoning Enforcement Officer) and Nancy Howard (recording secretary). Chairman seated the alternates for the absent members.

2. Approval of Minutes: A motion was made by Bill Burdick and seconded by Janet Edgerton to approve the minutes of the regular meeting of May 21, 2016 as printed. Voted Unanimously.

3. Payment of Bills: None.

4. Correspondence: Secretary Janet Edgerton noted receipt of the following correspondence: (a) letter dated 6/6/16 from ZEO Jefferson to Joseph Kostenko at 92 West Bridge Street regarding complaints received regarding motor vehicles and/or parts being stored and/or repaired on the property. (b) letter dated 6/6/16 from ZEO Jefferson to Christine Belko at 92 West Bridge Street regarding complaints received regarding motor vehicles and/or parts being stored and/or repaired on the property.

5. Application #114 by William and Deborah Cambell was tabled to later in the meeting pending the arrival of the representative for the applicant.

6. Reports: (a) ZEO: ZEO Jefferson noted that the Town will be meeting with the individuals at 92 West Bridge Street to inspect the cars on the property. A list of permits issued in the past month was distributed.

(b) Regulations: A packet was distributed to members of draft regulation amendments prepared by the Regulations Committee. Discussion tabled to after public business.

5. Application #114, Application for minor subdivision was received from William and Deborah Campbell for a two lot subdivision of property on Old River Road (Map 62, Lot 13). Don Carlson and John Ely were present on behalf of the application. Mr. Carlson noted that the two acre parcel is proposed to be subdivided to a 1.02 acre and a .97 acre parcel. The building rectangle is shown on the plan. A building permit had been issued for construction of a barn. In the process, the barn was changed to become a house. Since two houses are not allowed in the zoning district, a subdivision is being proposed after the fact. The property has city sewer and city water. The existing barn is on the lot with the original house. The new house is within 100 ft of an intermittent watercourse and a wetlands permit has been issued. A motion was made by Bill Burdick and seconded by Janet Edgerton to approve Application #114 based on the revised plan as presented. Voted Unanimously.

6(b) Continued: Regulation Discussion continued regarding Regulation amendments. The first proposal is for granny pods/prefabricated medical unity brought onto properties. The second is microbrewery and microwinery. The initial proposal is 5000 barrels with the use to be allowed by special permit in industrial and commercial districts. The third is activities, where existing agricultural farms are allowed activities that are not related to agriculture, such as tours, wedding or parties. Also being reviewed is the sign regulations. Proposed sections to be removed were identified. The change is necessary due to a court case that indicated that what is on the sign may not be regulated. The Industrial District regulations are also going to be reviewed. Some changes were made as part of the discussion.

7. A motion was made by Jonathan Kastner and seconded by Sara Denegre to adjourn at 7:25 p.m. Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary