

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 15, 2016 at the Deep River Town Hall was called to order at 7:00 p.m. by Chairman Bruce Edgerton. Members present: David Basilone, Sara Denegre, Bruce Edgerton, Janet Edgerton, Jane Samuels, Ben Whalen. and Alternates Bill Burdick and Jonathan Kastner. Absent: Leigh Balducci. Also present: Cathie Jefferson (Zoning Enforcement Officer) and Nancy Howard (recording secretary). Chairman seated alternate Bill Burdick for the absent member.
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 June 16, 2016 as printed. Voted Unanimously.
3. Payment of Bills: None.
4. Correspondence: Secretary Janet Edgerton noted receipt of the following correspondence: (a) letter dated 8/1/16 from ZEO Jefferson to Dean Tinch regarding motor vehicle junk at 538 Winthrop Road; and (b) letter dated 8/2/16 from Theodore Batko, Jr. regarding being placed on the agenda for discussion regarding the Blakeslee Construction Co. Deep River Quarry Disclosure Plan.
5. Audience: Ted Batko, Jr., of 34 Plains Road, a co-owner of five properties in the immediate subject area, noted that he asked to be on agenda for informal discussion regarding the quarry disclosure plan of Blakeslee Construction Co. (BAC) from 1995. The property has recently changed ownership. Mr. Batko noted that he has a vested interest because he is the first downstream property owner. Mr. Batko submitted copies of correspondence with DEP regarding the closure plan. Mr. Batko reviewed the documents. An aerial picture was shown of the nearly 40 acre quarry pond, which acts to attenuate flows from the Deep River. Mr. Batko noted the importance of keeping it operating as originally designed. Mr. Batko has been overseeing stewardship of the site until the change of ownership. The closure plan was performed but there was no maintenance. Mr. Batko has been maintaining the site by clearing trees or material affecting the path of the flow. Mr. Batko and the First Selectman will be attending a Conservation and Inland Wetlands Commission meeting to make sure that the maintenance continues. Mr. Batko noted that he also wrote a letter to the Selectman's office in 2012 regarding significant erosion on the culvert on Plains Road. There is sever corrosion of the low flow line.
6. Reports: (a) ZEO: ZEO Jefferson reported on the following matters: (i) An inspection after the letter was sent to Mr. Tinch showed that vehicles are gone and the remaining are registered. (ii) 92 West Bridge Street: The First Selectman, Assessor, Constable, and ZEO met at the site and the property has been cleaned up. All the vehicles on site are registered and in working order. (iii) A meeting was held with a developer regarding a possible subdivision of the former Miller property on Hoop Pole Hill Road.

(iv) The decision was received on the Prisley appeal in the Town's favor.

(v) Information has been received from the Siting Counsel regarding new towers and new small cell installations. Regulations have been changed as of July of this year allowing towers and transmission to be put in the right of way of roads.

(vi) distributed list of permits issued since June.

(B) Regulations: The Committee has been working on the proposed amendments to the regulations. ZEO Jefferson reviewed the amendments in detail as follows:

(i) Signs: A determination still needs to be made regarding the size of temporary flags.

(ii) Commercial agricultural operation amending the distance from the street or lot line.

(iii) Activities; (iv) Microbrewery; (v) Medipod; and (vi) Schedule of Uses, involving Sections 4.10.3A, 4.10.6, 4.10.24A, 4.10.24C, 4.10.26, 4.10.30, 4.10.31, 4.10.32A, 4.10.34, 4.10.35, 4.10.37, 4.10.43, 4.10.44, 4.10.52, 4.10.56, 4.10.58, 4.10.103, 4.10.107, 4.10.107A, and 4.10.112. A motion was made by Bruce Edgerton and seconded by Bill Burdick to accept the amendments as proposed and to schedule a public hearing for November 17, 2016 at 7:00 p.m. Voted Unanimously.

7. A motion was made by Janet Edgerton and seconded by Jane Samuels to adjourn at 8:11 p.m. Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary