

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, December 8, 2016 at the Deep River Town Hall was called to order at 7:17 p.m. by Chairman Bruce Edgerton immediately following a public hearing duly called for 7:00 p.m.. Members present: David Basilone, Sara Denegre, Bruce Edgerton, Janet Edgerton, Jane Samuels, Ben Whalen, and Alternate Jonathan Kastner. Absent: Leigh Balducci and Alternate Bill Burdick. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary) and 3 audience of citizens. Chairman Edgerton seated Jonathan Kastner for an absent member.

2. Approval of Minutes: A motion was made by Janet Edgerton and seconded by Jane Samuels to approve the minutes of the public hearing of November 17, 2016 as printed. Voted Unanimously. A motion was made by Jane Samuels and seconded by Sara Denegre to approve the minutes of the regular meeting of November 17, 2016 as printed. Voted Unanimously.

3. Payment of Bills: The following bills were received: Nathan Jacobson & Associates, engineering review, Hoop Hole Hill Road subdivision, \$359.13; and Nancy Howard, clerical services, 27 ½ hours. A motion was made by Jane Samuels and seconded by Sara Denegre to approve payment of the bills as submitted. Voted Unanimously.

4. Correspondence: Janet Edgerton noted receipt of Application #95 from Pondsides Woodworking and Design, LLC.

5. Zoning Regulation Amendments: A public hearing was held on November 17, 2016 and continued to immediately prior to this meeting on proposed Commission sponsored amendments to the following sections of the Deep River Zoning Regulations: (1) Section 13 Signs - Repeal existing and replace with new; (2) Section 7B.4 Commercial Boarding and/or Riding Stables; (3) Section 7B.3 Commercial Agricultural Operations; (4) Section 7B.31 Ag-tivities/Agritourism (New Regulation); (5) Section 7B.32 Medi-pods (New Regulation); (6) Section 2.12.3 Addition to definitions for Microbrewery/Microwinery; (7) Amendments to the following Sections of the Schedule of Uses: (a) 4.10.3A Ag-tivities/Agritourism (new regulation); (b) 4.10.6 Public Utilities; (c) 4.10.24A Indoor Commercial Recreation; (d) 4.10.24C Theater; (e) 4.10.26 Inland Marinas; (f) 4.10.30 Age restricted development; (g) 4.10.31 Restaurants; (h) 4.10.32A Microbrewery/microwinery; (i) 4.10.34 Lumber yards; (j) 4.10.35 Rental of tools; (k) 4.10.37 Retail sale of farm & construction equipment; (l) 4.10.43 Light manufacturing; (m) 4.10.44 Laundering; (n) 4.10.52 Earth filling and removal; (o) 4.10.56 Museum, Public; (p) 4.10.58 Community Center; (q) 4.10.103 Storage of RV; (r) 4.10.107 Accessory Apartments; (s) 4.10.107A Medi-pods; (t) 4.10.112 Assembly etc. ZEO Jefferson reviewed her memo dated 12/8/16 to the Commission with revisions to the proposed amendments based on comments received from the Regional Agriculture Council at the public hearing as follows: (a) in #2, remove the term “established” from the definition in 7B.3; (b) #3 remove “appropriately scaled” from 7B31.(2) and remove “horseback” riding from 7B31(3); (c) #4 remove “or produce unsafe or inconvenient traffic congestion” from 7B31(4); (d) change the number of events from 6 to 8 in 7B31(9); (e) clarify the number of people attending events by adding “at any given time” in 7B31(10). ZEO Jefferson that other suggested changes could be considered in the future or are not consistent with the intent of the regulation. A motion was made by Janet Edgerton and seconded by Jane Samuels to approve the Commission sponsored amendments to the Zoning Regulations as presented at the public hearing and to incorporate comments and changes from the Agriculture Council as referenced in Memo from ZEO Cathie Jefferson dated 12/8/16. Voted Unanimously.

6. Pondside Woodworking and Design, LLC: Application #95, Application for Type 1 Site Plan was received from Pondside Woodworking and Design, LLC for the purpose of operating a retail business selling kitchen and bath cabinets and countertops, cabinet hardware, wood-pellet-gas stoves and fireplaces, hearth accessories and venting, barbecue grills and grill accessories on property at 202 Main Street (Map 57, Lot 47). Steven and Karen Bradley were present on behalf of the application. Mr. Bradley noted that they are an existing business in Chester and are in need of a larger space. Inventory is not stocked, with the exception of wood stoves. Items are factory ordered and delivered directly to the customers home. The business will be 100 percent occupancy of the structure. The barn will be used for storage. No changes are proposed or necessary to the site plan. ZEO Jefferson noted that the property is located in the Village District, and the applicant needs to appear before the Design Advisory Board for review of the sign. The proposed sign is the same as it currently exists. A motion was made by Janet Edgerton and seconded by Jane Samuels to approve Application #95 by Pondside Woodworking and Design, LLC as presented. Voted Unanimously.

7. Reports: ZEO: ZEO Jefferson noted that Cindy Stannard has not responded to the correspondence regarding the motor vehicles. The matter will be referred to the attorney when the appeal period expires next week. ZEO Jefferson also noted that the proposed Hoop Hole Hill Road subdivision was submitted to the State Archaeologist and they want to do test digs on the site.

8. 2017 Meeting Schedule: A motion was made by Janet Edgerton and seconded by Jane Samuels to accept the 2017 meeting schedule as presented. Voted Unanimously. Meetings are held on the third Thursday of each month with the exception of December being on the second Thursday.

9. Election of Officers: A motion was made by Jane Samuels and seconded by Jonathan Kastner to accept the existing slate of officers for the new year: Bruce Edgerton as Chairman, Leigh Balducci as Vice Chairman, and Janet Edgerton as Secretary. Voted Unanimously.

10. A motion was made by Jane Samuels and seconded by Janet Edgerton to adjourn at 7:50 p.m. Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary