

PLANNING AND ZONING COMMISSION
TOWN OF DEEP RIVER, CONNECTICUT

Town Hall

174 Main Street

Deep River, Connecticut 06417

A **public hearing** 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 7:05 p.m. by Chairman Bruce Edgerton. 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.

PURPOSE: Continuation of public hearing to accept evidence for or against, written or oral, approval of 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 Agtivities/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.

Correspondence: Secretary Janet Edgerton noted receipt of the following correspondence for the record: (1) letter dated 10/24/2016 from Lower CT River Valley Regional Planning Committee.

Public Comments:

Ron Larsen, 537 Winthrop Road, noted that he is the Deep River representative on the Regional Agricultural Council. He spoke regarding the 490 Act. The Council recommends that the Plan of Conservation and Development include municipal open space. ZEO Jefferson noted that it would have to come from the Board of Selectmen with an ordinance.

No further public comments were received.

A motion was made by Jane Samuels and seconded by Janet Edgerton to close the public hearing at 7:13 p.m. Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary