

**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, March 16, 2017 at the Deep River Town Hall was called to order at 7:00 p.m. by Chairman Bruce Edgerton. Members present: Leigh Balducci, Sara Denegre, Bruce Edgerton, Janet Edgerton, Jane Samuels, Ben Whalen, David Basilone, and Alternates Anthony Bolduc and Jonathan Kastner. Absent: Alternate William Burdick. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), Rob Bradway, and John Evans.
2. Approval of Minutes: A motion was made by Janet Edgerton and seconded by Jane Samuels to approve the minutes of the regular meeting of February 16, 2017 as printed. Voted Unanimously.
3. Payment of Bills: No bills at this time.  
David Basilone arrived at this time.
4. Correspondence: Janet Edgerton noted receipt of the following correspondence: (a) copy of letter dated 3/10/17 from Andrew S. Morrill, Special Services Section Manager, DOT Bureau of Highway Operations to Proctor Architects with comments regarding property survey for Theodore and Gail Batko, 4 Bahr Road & Route 80; (b) Memo dated 1/25/17 from ZEO Jefferson to Board of Selectmen and Board of Finance with quotes for capital improvement request for GIS system; (c) Notice from Chester Planning & Zoning Commission of amendment to Zoning Regulations submitted by 46 Deep Hollow LLC and Clear Water Holdings, LLC.
5. Valley Railroad: Bruce Edgerton noted that as an employee for the Valley Railroad he will not add to the conversation but will continue to Chair the meeting. Rob Bradway, Vice President - Track and Property at the Valley Railroad Company and John Evans, Director of Food Service were present. (J. Kastner arrived) Mr. Bradway noted that the Valley Railroad has been contemplating for about a year about asking for an amendment to the train and boat transfer in order to expand daytime charters without the train connection. He noted he was present to seek input for a proposal that would be favorable by the Board and the neighborhood. The Railroad has been operating since 2004 with charter work with the Becky Thatcher with access from the train out of Essex. No parking is allowed at the Deep River site to board the river boat. The night cruises are three hours on the river with the train connection back to Essex. The Railroad feels there is a market for small charters of approximately 75 people or less. There is no authority for small events to park and board the river boat in Deep River. Night cruises require that the music is off before the boat returns to dock. Mr. Bradway noted that he met with ZEO Jefferson about the best interest of the town for hours of operation, parking contained on the property, and town use when not in use by the Railroad for Town events; and the installation of a sidewalk in order to link the Town Landing to the Town center. The sidewalk would be blocked if there are charters or Town events. The Railroad is working with Tom Metcalf, P.E. for a proposal which would be acceptable to the Town. Mr. Bradway noted that all boats are back by 10:00 p.m., weather permitting. A key factor on the site is the amount of usable space for parking.
6. Audience: None present.

7. Reports: ZEO: ZEO Jefferson reported on the following: (a) ZEO Jefferson and Assessor Robin O'Laughlin went before the Board of Finance to make a presentation for a capital improvement request for a GIS system. (b) The Hoopole Hill Road Subdivision has been delayed with the Wetlands Commission; (c) A complaint was received regarding Winthrop Construction on Winthrop Road. A permit is needed for the material piled on the corner. Notification was received from the State of an application for recycling and solid waste permit. The State was notified that he does not have a Town permit; (d) Commission members asked the ZEO to check on a couple possible enforcement matters.

Engineer: ZEO Jefferson noted that the Commission may need to review the fees for subdivisions. The road inspection fees are low.

8. Other: Payment of Bill: An invoice was received from Connecticut Federation of Planning and Zoning for \$110.00. A motion was made by Jane Samuels and seconded by Leigh Balducci to approve payment of the invoice as submitted. Voted Unanimously.

9. A motion was made by Leigh Balducci and seconded by Jane Samuels to adjourn at 7:48 p.m. Voted Unanimously.

Respectfully submitted,  
Nancy Howard  
Recording Secretary