

**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, April 20, 2017 at the Deep River Town Hall was called to order at 7:00 p.m. by Chairman Bruce Edgerton. Members present: David Basilone, Bruce Edgerton, Janet Edgerton, Jane Samuels, Ben Whalen, and Alternates Anthony Bolduc, William Burdick, and Jonathan Kastner. Absent: Leigh Balducci and Sara Denegre. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary). The Chairman seated Alternates Bolduc and Kastner for absent members.
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 March 16, 2017 as printed. Voted Unanimously.
3. Payment of Bills: An invoice was received from Nancy Howard for 25 hours. A motion was made by Jonathan Kastner and seconded by Bill Burdick to pay invoice as submitted. Voted Unanimously.
4. Correspondence: Janet Edgerton noted receipt of the following correspondence: (a) letter dated 4/12/17 from ZEO Jefferson to Robert Stalsburg, Jr. regarding complaints received regarding motor vehicles, tractor trailers and/or parts being stored on property located at 15 Pent Road (Map 58, Lot 34); (b) letter dated 4/19/17 from ZEO Jefferson to Steven Loos regarding complaints received regarding construction vehicles, motor vehicles and/or parts being stored on property located at 56 Stanwoll Hill Road (Map 45, Lot 28).

The order of the agenda was altered in order to accommodate applicants present.

5. Mount Saint John, Inc., 135 Kirtland Street: Application #97 was received from Kathy C. White on behalf of Mount Saint John, Inc. for the purpose of amendment to the approved special permit issued in 1990 for an educational store as accessory use. Kathy White, Chief Administrator and Education Director noted that the residential school was closed in 2013 and then a clinical day school was opened for boys, ages 11 to 21, with emotional, developmental, learning and social difficulties. The school, through Home Builders Institute, offers training for various areas of trades. With Cottage Industries, they would like to open a Marketplace, an educational/vocational program designed to provide work related experiences for students close to graduation. Gerry Pellerin, a teacher at the school, has worked in the antique business and works with the boys. Students involved in the Marketplace assist in picking up donations, cleaning and repairing merchandise, and setting up and displaying articles for sale. The goals for Cottage Industries was submitted, which is to develop work related skills that will lead to future employment. Tentatively, the Marketplace would be open three days a week, Tuesday through Thursday 9:30 a.m to 3:30 p.m. Josh, a student at the school, spoke about what he has learned with the program and the motivation and accomplishments. Another student in the program prepared a video of the marketplace as part of his graduation project, but was unable to attend. A motion was made by Janet Edgerton and seconded by Jane Samuels to approve the application to amend the original special permit as submitted. Voted Unanimously.
6. Winthrop Construction, LLC: Site Plan Application #96 was received from Winthrop Construction, LLC for the purpose of a proposed landscape business pursuant to Section 4.10.35 on property of Olson Property Holdings, LLC at 121 Winthrop Road and 200 Industrial Park Road in

the Commercial Industrial Park. ZEO Jefferson noted that the application was received on April 19, 2017 and has not yet been reviewed. The applicant was not present to make a presentation at this meeting. The application is being forwarded to the Commission engineer for review. ZEO Jefferson noted that the three existing driveways will need to be reviewed with DOT. Members noted concerns regarding the activities taking place on the property without a permit, including the newly installed sign. Piles are located on the site with no sedimentation and erosion control measures in place. A crusher and other construction equipment are on site. Processing, which is taking place, is not allowed. ZEO Jefferson noted that the property is currently three parcels and the application combines it into one lot. After discussion, the consensus of the Commission was to send a cease and desist to the property owner for the activity taking place on the property. The site plan application was accepted and will be reviewed by Commission staff and engineer.

7. Winthrop Construction, LLC, Application #98: ZEO Jefferson noted that an additional application was received from Winthrop Construction, LLC and needs to be added to the Agenda. A motion was made by Jane Samuels and seconded by Janet Edgerton to add to the Agenda Application #98 by Winthrop Construction, LLC for amendment to the Regulations. Voted Unanimously. An Application for Amendment to Regulations and/or Zoning Map was received from Winthrop Construction, LLC for the purpose of amending Section 4.10.35 of the Zoning Regulations to allow in association with a landscape business the processing of trees, logs, branches or stumps for the purpose of producing wood chips or mulch in the Commercial Industrial Park. A motion was made by Janet Edgerton and seconded by Jonathan Kastner to accept the application and schedule a public hearing on June 15, 2017 at 7:00 p.m. Voted Unanimously.

8. Audience: Mark Hotkowski noted that he has observed the activity taking place on 121 Winthrop Road and noted that the sign is for construction and not landscaping.

9. Reports: ZEO: ZEO Jefferson reported on the following: (a) monthly permit list was distributed. (b) Stannard, Witch Hazel Drive: The enforcement action is being handled by the attorney. The owner was given 30 days to resolve the matter. (c) Interest has been expressed regarding an assisted living facility on the Mislick property on South Main Street. The regulations do not currently allow for assisted living facilities. ZEO noted that she has researched regulations from other towns. The Planning Committee will meet to review and propose regulations for including assisted living facilities. The First Selectman is proposing that the access to the property be a Town road.

Chairman: The Chairman urged all Commission members to attend the Freedom of Information workshop scheduled for Monday, April 24, 2017 at 6:30 in the Deep River Town Hall.

10. A motion was made by Jane Samuels and seconded by Tony Bolduc to adjourn at 8:07 p.m. Voted Unanimously.

Respectfully submitted,  
Nancy Howard  
Recording Secretary