

PLANNING AND ZONING COMMISSION

TOWN OF DEEP RIVER, CONNECTICUT

Town Hall

174 Main Street

Deep River, Connecticut 06417

SITE WALK

Thursday, June 1, 2017 at 6:00 p.m.

121 Winthrop Road, Deep River

Property of Olson Property Holdings, LLC

The Planning and Zoning Commission held a site walk on property of Olson Property Holdings, LLC at 121 Winthrop Road (Map 33, Lot 6) in regard to Application #96, Type 1 Site Plan Review Application by Winthrop Construction, LLC for a landscape business pursuant to Section 4.10.35.

Members present: David Basilone, Bruce Edgerton, Janet Edgerton, Jane Samuels, Ben Whalen,, and Alternates Anthony Bolduc, William Burdick, and Jonathan Kastner. Absent: Leigh Balducci, Sara Denegre. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), John Dillon (Commission Engineer from Nathan Jacobson & Associates), Nick Olson, Andrew Olson, Robert Doane, John Neeley, Mark Reyher.

The site walk was held to review the site and collect questions to be addressed at the next regular meeting. The walk was started in the area of the proposed bins, the former location of the large building which was demolished by permit and the site regraded. Bob Doane reviewed and identified areas on the site. Waste concrete blocks have been placed along the top of the bank to adjacent property to create a barrier and in two of the entrances from Winthrop Road. The existing stock pile is the location of the proposed stock pile area and will not exceed 1000 yards. The existing stock pile has not yet been screened. The septic system was removed and the top soil was placed to the east of the existing house. The equipment to screen the topsoil will be next to the stock pile. Topsoil will be piled until it is needed for an off site project. The intent is that the stock pile will be further to the back of the site and the topsoil will be where the existing pile is now. The pile is protected by silt fence and hay bales. The tree line will be maintained and may supplement with plantings if necessary to cover landscaping issues. The property goes all the way to the industrial park roadway at the base of the hill to the eastern side and behind the house there is an adjacent property owner. There is no intention to disturb trees or growth. Mr. Doane noted that the existing site is a pervious surface. The existing slope is full of vegetative growth and no erosion. The wood chips at the top of the hill will be continued all the way around. Once the house demolition is complete the site will be graded and they will work with the state about reopening access on Winthrop Road. The business would be contractor only and not a retail business. The interior of the site is not for public access. The walk moved down the hill towards the entrance to the site from Woodbury Road. Behind the existing building the driveway is 14 feet wide between a large boulder and rock ledge. The driveway was identified at the main entrance. The existing drive is 20 feet wide and they see no reason to expand. Three parking spaces will be added to the plan at the end of the driveway for employees.

A motion was made by David Basilone and seconded by Jane Samuels to adjourn at 6:43 p.m.

Respectfully submitted,
Nancy J. Howard
Recording Clerk