

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, July 20, 2017 at the Deep River Town Hall was called to order at 7:04 p.m. by Chairman Bruce Edgerton. Members present: Leigh Balducci, David Basilone, Sara Denegre, Bruce Edgerton, Janet Edgerton, Jane Samuels, Ben Whalen, and Alternates Anthony Bolduc and Jonathan Kastner. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary) and audience of citizens. Absent: Alternate Bill Burdick.

Secretary Janet Edgerton read the call of the meeting published in The Hartford Courant on July 7 and 14, 2017.

**PURPOSE:** 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) Assisted Living Community: Amend Section 4.10.14; add New Sections: Section 4.10.14B, Section 2.2.7, and Section 7B.32; (2) Amend Section 7B.4, Commercial Boarding and/or Riding Stables; and (3) Amend Section 7B.3, Commercial Agricultural Operations.

**I.** (1) Assisted Living Community: Amend Section 4.10.14; add New Sections: Section 4.10.14B, Section 2.2.7, and Section 7B.32:

Correspondence: Secretary Janet Edgerton noted receipt of the following correspondence:

- (a) Letter dated June 23, 2017 from J.H. Torrance Downes on behalf of Connecticut River Gateway Commission;
- (b) Letter dated June 27, 2017 from J.R. Torrance Downes on behalf of the Lower Connecticut River Valley Regional Planning Committee

ZEO Jefferson noted that Gateway Commission's concern regarding height and recommended removing the Gateway District from this amendment. The Gateway district follows the train tracks and places the industrial district with the Gateway. The Gateway District may only be amended through the State Legislature.

Public In Favor of Proposal: John Olson.

A motion was made by Jane Samuels and seconded by Leigh Balducci to close the public hearing on the amendments pertaining to Assisted Living Community. Voted Unanimously.

**II. (2) Amend Section 7B.4, Commercial Boarding and/or Riding Stables; and (3) Amend Section 7B.3, Commercial Agricultural Operations.**

Correspondence: Secretary Janet Edgerton noted receipt of the following correspondence:

- (a) Letter dated 7/19/17 from Thomas E. Metcalf in support of the amendments Section 7B.3 and 7B.4.
- (b) letter dated July 19, 2017 from Theodore Batko, Jr. and Gail R. Batko, owners of 34 Plains Road, in opposition to amending Section 7B.3.
- (c) letter dated July 19, 2017 from Theodore Batko, Jr. and Thomas Batko, owners of 26 Bahr Road, 52 Plains Road, and Plains Road, in opposition to amending Section 7B.3.
- (d) letter dated July 19, 2017 from Theodore Batko, Jr. and Gail R. Batko, owners of 34 Plains Road, in opposition to amending Section 7B.4.

(e) letter dated July 19, 2017 from Theodore Batko, Jr. and Thomas Batko, owners of 26 Bahr Road, 52 Plains Road, and Plains Road, in opposition to amending Section 7B.4.

Public In Favor of Proposal:

1. Nick Olson
2. Kevin Wakely of Laramar Stables noted that it is important to have staff on site in case of emergency situations.

A motion was made by David Basilone and seconded by Janet Edgerton to close the public hearing on amendments pertaining to Commercial Boarding and/or Riding Stables and Commercial Agricultural Operations. Voted Unanimously.

The hearing was closed at 7:20 p.m.

Respectfully submitted,  
Nancy Howard  
Recording Secretary