

**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, September 21, 2017 at the Deep River Town Hall was called to order by Chairman Bruce Edgerton at 7:10 p.m., immediately following a duly called public hearing. Members present: Leigh Balducci, David Basilone, Sara Denegre, Bruce Edgerton, Janet Edgerton, Jane Samuels, Ben Whalen, and Alternates Anthony Bolduc and Jonathan Kastner. Absent: Alternate William Burdick. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary).

2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Leigh Balducci to approve minutes of the public hearing of August 17, 2017 as printed. Voted Unanimously. A motion was made by Janet Edgerton and seconded by Sara Denegre to approve the minutes of the regular meeting of August 17, 2017 with an amendment to note that Mr. Papoosha did the work for the Town at the transfer station prior to purchasing subject property. Voted Unanimously.

3. Payment of Bills: None received.

4. Correspondence: Secretary noted receipt of the following correspondence: (a) letter dated 9/21/17 from Joseph Dillon at Nathan Jacobson & Associates regarding review of River Road Subdivision. (b) Letter dated 9/14/17 from Indigo Land Design requesting exemption from Subdivision Section 5.8.1 open space and 5.8.1 (a) additional recreational areas; (c) Letter dated 9/20/17 from Connecticut River Area Health District regarding 3 lot subdivision, River Road; (d) letter dated 9/18/17 from Joseph Dillon at Nathan Jacobson & Associates regarding review of River Road Subdivision; (e) letter dated 8/21/17 from ZEO Jefferson to Christian Hart at 14 Everett Lane regarding construction equipment stored on property; (f) letter dated 9/18/17 from ZEO Jefferson to Dana & Jeremy Maxwell at 51 Cedar Lake Road regarding chickens roaming off property and (g) memo dated 9/20/17 from ZEO Jefferson regarding review of Application #115, Casey 3 Enterprises, 110 River Road.

5. Bahr Road Properties, LLC, 88 Bahr Road (Map 37, Lot 2): A public hearing was held immediately prior to this meeting on Application #100, Application for Special Permit by Bahr Road Properties, LLC for the purpose of full time farm employee living accommodations on property at 88 Bahr Road, Deep River (Map 37, Lot 2). A motion was made by Jane Samuels and seconded by Janet Edgerton to approve Application #100 as submitted. Voted Unanimously.

ZEO Jefferson noted that Laramar would like to do hay rides the weekend before Halloween, October 20 and 21. A permit is required for the type of activity, however, Kevin Wakely noted that prior to making an application for the use they would like to give it a try to see if people would come out for the activity. The rides will be pulled by tractor. Access will be from Bahr Road. Kevin noted that the event would be a fundraiser for the high school team that they have at the farm. The consensus of the members was to allow the activity for the two days to see how it goes.

6. Temporary Health Care Structures: A public hearing was held immediately prior to this meeting on proposed Commission decision to opt-out of Public Act No. 17-155 An Act Concerning Temporary Health Care Structures. A motion was made by Janet Edgerton and seconded by Jane Samuels to approve to opt out of the State Public Act No. 17-155 An Act Concerning Temporary Health Care Structures because there is already a regulation in place in the town Zoning Regulations and the Commission is not comfortable in receiving medical records. Voted Unanimously.

7. Casey 3 Enterprises, LLC, River Road (Map 69, Lot 7): Application #115, Application for Minor Subdivision was received at the last meeting from Casey 3 Enterprises, LLC for three lot subdivision of property on River Road (Map 69, Lot 7). Joe Wren, P.E. was present on behalf of the application. An updated map was received revised to September 20, 2017 showing the addition of monuments on the access strip as recommended by the Commission engineer. The proposal is for a three lot subdivision. One lot will consist of the existing house. Mr. Wren identified the existing driveway to the existing house on Lot 2. No construction is proposed on that lot. Lots 1 and 3 are proposed on the street. M. Wren noted that there is an intermittent watercourse on the western side and tiny area of wetlands in the upper corner and the Inland Wetlands Commission determined that there was no jurisdiction with no construction. Any future activity on the parcels would need to go before the Inland Wetlands. Lot 1 is 2.65 acre lot and Lt 3 is 1.87 acres. The remaining parcel is 76 acres to back. Approval has been received from Connecticut River Area Health District. The property is in the coastal area management zone and there are no coastal resources on site. A waiver is requested of Subdivision Section 5.8.1 for open space and 5.8.1 (a) additional recreational areas. Mr. Wren noted that the parcel is surrounded by residential properties and no open space. Fire Marshal approval was received with the assumption there were two lots. A fire protection is required for three lots with an option of installation of a storage tank or to sprinkle the homes. The applicant has opted to maintain and install fire sprinklers on all three properties and it would be maintained as a deed restriction on all three parcels. The applicant is returning to the Fire Department with the new proposal. The common driveway accessing four properties is recommended in the area causing less disturbance. ZEO recommended a condition that no site work be done until compliance with Gateway standards. A motion was made by Janet Edgerton and seconded by Leigh Balducci to approve the waiver for open space as requested. Samuels opposed. Approved. A motion was made by Jane Samuels and seconded by Janet Edgerton to approve Application #115 subject to the following restrictions: (a) satisfaction of the Fire Marshal of the sprinkler system; and that no site work of any kind including driveway be undertaken without permits to assure compliance with Gateway standards. Voted Unanimously.

8. Reports: ZEO: ZEO Jefferson noted that some equipment has been removed from 14 Everett Lane. No response has been received on letter on 51 Cedar Lake Road. An inspection will be done on the Winthrop Construction property to confirm it is in compliance.

The Regulations Committee will meet on October 2<sup>nd</sup> at 5:15 p.m.

9. Other Business: Ben Whalen spoke on an alternate to a conventional or open space subdivision as being considered in Guilford and Branford. Options are to take 50% of the property and designate as open space or homeowners association and a private road as opposed to a town road. The option would eliminate affordable housing and over 55 developments.

A motion was made by David Basilone and seconded by Ben Whalen to adjourn at 8:13 p.m. Voted Unanimously.

Respectfully submitted.

Nancy Howard

Recording Secretary