

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, October 17, 2017 at the Deep River Town Hall was called to order by Vice Chairman Leigh Balducci at 7:05 p.m. Members present: Leigh Balducci, Sara Denegre, Jane Samuels, Ben Whelan, and Alternate Anthony Bolduc. Absent: David Basilone, Bruce Edgerton, Janet Edgerton, and Alternate Jonathan Kastner. 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 Tony Bolduc to approve minutes of the regular meeting and public hearing of September 21, 2017 as printed. Voted Unanimously.
3. Payment of Bills: None received.
4. Correspondence: The following correspondence was received: (a) Letter of resignation dated 10/18/17 from Bill Burdick as an Alternate of the Commission; (b) Copy of letter dated 9/25/17 from ZEO Jefferson to Herbert T. Clark III, G & P Trust regarding construction equipment and structures without permits at 453 Winthrop Road; (c) Regulations committee minutes of 10/2/17; (d) ZBA minutes of 10/17/17 meeting.
5. Philip Coles was present for preliminary discussion regarding the former PCI Medical building at 6 Winter Avenue. The manufacturing company moved out last year. He noted that he has a tenant for a portion of the front have of office space and 11,000 sq. ft. of space on the side. The business moving in is currently in one of the incubator buildings in the industrial park. The remaining available space is the warehouse building in the back and he has been unable to find a tenant. A small space in the front building is also still available. Mr. Coles stated that would like the opinion of the Board of the possibility of amending the Zoning Regulations in the Village Industrial District to allow indoor storage units. There would be no change to the exterior of the building. Climate control indoor units would be proposed inside. The ZEO noted that the use was not favorable in the past. A zone change would open the possibility of other properties being converted to indoor storage. Mr. Coles noted that he also considered converting the front half of the building to four 55 and over residential units. The storage units would be keycard doors and a part time employee. Mr. Coles noted he is trying to determine if he should make the investment as it would not be able to go back to manufacturing. Commission members inquired if there has been interest expressed for storage. After detailed discussed, Commission members expressed concern for amending the Regulations to allow storage and would prefer to see manufacturing and discussed the possibility of separating the space into four units with a shared bathroom facility for use by contractors. Commission members also expressed preference to a small business rather than four apartments.
6. Reports: ZEO: ZEO Jefferson reported on the following matters:
 - (a) She has been meeting with people that want to do an assisted living facility and they are looking at a couple locations. The new owners of the property at 455 Main Street are proposing a mix of incubator buildings and a possible purchase and connection to the back portion of the Mislick

property from the back of their property. The portion of the Mislick land in front of the railroad tracks would remain held by the Mislicks.

(b) 453 Winthrop Road: An inspection was made and all cars are registered. Permits were obtained for the hoop house. Riding lawnmowers are kept on the property and transported by pickup truck. A home occupation permit was obtained.

(c) Land Use Academy is offering an Advanced Training session on November 4, 2017 at the Middlesex County Extension Service in Haddam for members interested in attending.

(d) Scott Papoosha, 199 Stevenstown Road: No response has been received from Mr. Papoosha's attorney. The property is still under the cease and desist order. Mr. Papoosha is still grinding material at the Town transfer station and moving it to his property.

(e) A list of zoning permits issued in the past month was distributed.

A first draft of a Regulation pertaining to Landscape/Nursery Services was provided to the Board. A Planning Committee meeting will be held on November 6th at 5:15 p.m.

7. A motion was made by Tony Bolduc and seconded by Jane Samuels to adjourn at 8:05 p.m Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary