

**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, December 14, 2017 at the Deep River Town Hall was called to order by Chairman Bruce Edgerton at 7:05 p.m. Members present: David Basilone, Anthony Bolduc, Sara Denegre, Bruce Edgerton, Janet Edgerton, Jane Samuels, Ben Whelan, and Alternates Christopher Desrosiers and Jonathan Kastner. Also present: Cathie Jefferson (Zoning Enforcement Officer).
2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Janet Edgerton to approve the minutes of the regular meeting of November 16, 2017 as printed. Voted Unanimously.
3. Payment of Bills: None received.
4. Correspondence: None received.
5. David H. Mulford, 83 Main Street (Map 56, Lot 112): Application #102, Application was received from David H. Mulford for Site Plan Review for purpose of personal training studio for specific individual needs at property of Philip Schaller at 83 Main Street (2 Kirtland Street Unit B). After discussion, a motion was made by Tony Bolduc and seconded by Janet Edgerton to approve Application #102 as presented. Voted Unanimously.
6. CBSRZ Cemetery Association, Inc., 57 High Street: A public hearing is scheduled for January 18, 2018 at 7:00 p.m. on Application #101, Application for Special Permit and Type 2 Site Plan was received from CBSRZ Cemetery Association, Inc. for placement of fill material to extend cemetery burial area at 57 High Street (Map 57, Lot 151).
7. Zoning Regulation Amendments: A public hearing is scheduled for January 18, 2018 at 7:00 p.m. on Commission sponsored Regulation amendments regarding Fire Protection, Landscape/Nursery Services, and Site Plan Applications.
8. Proposed Overlay Zone: ZEO Cathie Jefferson reported that she met with Attorney David Royston, on behalf of Scott Papoosha, who submitted a proposal for a Rural Commercial Industrial Overlay Zone (RCIOZ) and they are requesting that the Commission include it as part of the regulation amendments that are the subject of the January public hearing. The proposal is that the uses to be permitted in the RCIOZ would be Landscape/Nursery Services and Contractor's Business and Storage Yards to be allowed by special exception in the R-80 and CIP Districts. The RCIOZ would allow an applicant to come before the Commission with a piece of property for review to determine if the property is appropriate for the proposed use. An application would then be submitted for a special exception. ZEO Jefferson noted that the Commission may be able to identify uses which could be allowed with an overlay zone. The proposed overlay zone is proposed by Attorney Royston and is not a proposal by the Commission or a part of the Commission amendments. A motion was made by Janet Edgerton and seconded by Jane Samuels to include the proposed Overlay Zone at the public hearing in January. Voted Unanimously.
9. Audience: None present.
10. Reports: ZEO: ZEO Jefferson reported on the following: (a) The enforcement action on property on Witch Hazel Drive has been resolved in court. The backhoe and unregistered vehicle have been removed. (b) The condition of approval of the Winthrop Construction site plan for 121 Winthrop Road (Map 33, Lot 6) was that the remaining activities shall be fully compliant with the Site Plan by the end of the year 2017. ZEO Jefferson noted that she has offered to meet with Mr. Olson to review. Town Engineer Joe Dillon has visited the site. The ZEO and engineer will be visiting the site and will prepare a report.

11. Election of Officers: Paper ballots were distributed for election of officers of the Commission. The result of the election by ballot was as follows: Bruce Edgerton as Chairman, Ben Whelan as Vice Chairman, and Janet Edgerton as Secretary.

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

Respectfully submitted,

Nancy Howard

Recording Secretary

[Prepared from Recording of Meeting]