

**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, January 18, 2018 at the Deep River Town Hall was called to order by Chairman Bruce Edgerton at 7:35 p.m. immediately following a duly called public hearing. Members present: David Basilone, Anthony Bolduc, Sara Denegre, Bruce Edgerton, Janet Edgerton, Jane Samuels, Ben Whelan, and Alternate Jonathan Kastner. Absent: Alternate Christopher Desrosiers. 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 the minutes of the regular meeting of December 14, 2017 as printed. Voted Unanimously.
3. Payment of Bills: An invoice was received from Nathan L. Jacobson & Associates in the amount of \$224.00 in connection with Winthrop Construction. A motion was made by Jane Samuels and seconded by Tony Bolduc to approve payment of the invoice as presented. Voted Unanimously.
4. Correspondence: Secretary Janet Edgerton noted receipt of the following correspondence: (a) letter dated January 4, 2018 from J.H. Torrance Downes from Connecticut River Gateway Commission regarding Zoning Regulations concerning Rural Commercial Industrial Overlay; (b) letter dated January 4, 2018 from J.H. Torrance Downes, Deputy Director of River COG regarding Zoning Regulations concerning Rural Commercial Industrial Overlay; (c) Letter dated January 17, 2018 from Conservation and Inland Wetlands Commission regarding Stan & Hillary Rheinheimer, 256 Winthrop Road; (d) Application by Stan & Hillary Rheinheimer.
5. CBSRZ Cemetery Association, Inc., 57 High Street: A public hearing was held immediately prior to this meeting on Application #101, Application for Special Permit and Type 2 Site Plan by CBSRZ Cemetery Association, Inc. for placement of fill material to extend cemetery burial area at 57 High Street (Map 57, Lot 151). A motion was made by Janet Edgerton and seconded by Jane Samuels to approve Application #101, Application for Special Permit and Type 2 Site Plan by CBSRZ Cemetery Association, Inc. for placement of fill material to extend cemetery burial area subject to the following condition: No truck activity depositing or removing earth material take place during the hours when students are being dropped off, picked up or walking to and from school. Voted Unanimously.
6. Regulation Amendments: A public hearing was held immediately prior to this meeting on Proposed Commission sponsored amendments to the following section of the Deep River Zoning Regulations as follows:
 - (1) Fire Protection (Section 5.9): Public Hearing has been continued to March 1, 2018 at 7:00 p.m.
 - (2) Landscape/Nursery Services (Sections 4.10.35, 7B.20, 4.10.34, 7B.34): Public Hearing was closed. Action was tabled until receipt of the review comments from Connecticut River Gateway Commission and River COG.
 - (3) Site Plan Applications (Section 9.5). Public Hearing was closed. Action was tabled until receipt of the review comments from Connecticut River Gateway Commission and River COG.

7. Proposal by Scott Papoosha for a proposed amendment to the Deep River Zoning Regulations to add a Rural Commercial Industrial Overlay Zone was withdrawn by applicant.

8. Stan & Hillary Rheinheimer, 256 Winthrop Road: Application #103, Application for Special Permit was received from Stan & Hillary Rheinheimer for a Commercial Boarding and Riding Stable at 256 Winthrop Road. A public hearing is required. A motion was made by Jane Samuels and seconded by Janet Edgerton to schedule a Public Hearing for Application #103 on March 1, 2018 at 7:00 p.m. Voted Unanimously.

A motion was made by Jane Samuels and seconded by Janet Edgerton to cancel the regular meeting scheduled on February 15, 2018 and schedule a special meeting on March 1, 2018 immediately following a public hearing duly called for 7:00 p.m. Voted Unanimously. The February meeting would not have allowed a 30 day notification.

9. Deep River Land Trust: Janet Stone, President of the Deep River Land Trust was present asking for support of the Deep River Land Trust's proposal to purchase Pratt Cove Marsh property on Essex Street. The Land Trust is seeking support of the proposal to include in their application to the CT DEEP Open Space Grant Program. A flyer was presented of the proposal. The parcels will connect with the Land Trust's Smyth and Bidwell Sanctuaries. They are holding a fundraising campaign for the purchase and have received a grant from the Gateway Commission. The Board of Selectmen and Conservation and Inland Wetlands Commission are providing letters of support. A motion was made by Janet Edgerton and seconded by Tony Bolduc to send a letter of enthusiast support of the Deep River Land Trust's proposal to preserve the Pratt Cove Marsh Property. Voted Unanimously.

10. Reports: ZEO: No permits were issued in December.

The Commission engineer made a site visit of Winthrop Construction at 121 Winthrop Road regarding the salt shed and he found that it is within standards. A final inspection has been scheduled with the ZEO and First Selectman. The ZEO will speak with the Commission engineer regarding the requirements for the salt shed and will check if a well is identified on the plan in the area of the salt shed.

A Regulations Committee meeting will be scheduled with the representatives from the Fire Department.

11. A motion was made by Jane Samuels and seconded by Tony Bolduc to adjourn at 8:01 p.m. Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary