

**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, January 18, 2018 at the Deep River Town Hall was called to order by Chairman Bruce Edgerton at 7:01 p.m. 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).

Secretary Janet Edgerton read the call of the meeting published in *The Hartford Courant* on January 5th and 12th, 2018.

The order of the agenda was amended.

I. PURPOSE: To accept evidence for or against, written or oral, approval of a proposal by Scott Papoosha for a proposed amendment to the Deep River Zoning Regulations to add a Rural Commercial Industrial Overlay Zone.

Attorney Sylvia Rutkowska, present on behalf of Attorney David Royston, stated that they are withdrawing the application for the Overlay Zone. She stated that they are working on a rough draft of a new regulation and at some point they would like to meet with the Regulations Committee to discuss.

II. PURPOSE: To accept evidence for or against, written or oral, approval of 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).

Presentation by Applicant: Present on behalf of applicant: Thomas Metcalf, P.E., L.S., Stuart Baker from CBSRZ Cemetery Association, and Richard Forristall on behalf of Fountain Hill Cemetery. Mr. Metcalf reviewed the location map for the placement of fill material. The application is made in accordance with Section 14.5.1 of the Zoning Regulations due to the fact that they exceed the amount of material being brought in. The CBSRZ land is within the Fountain Hill Cemetery. Mr. Metcalf noted that the proposed area is to the east of the current burial area, which also had been filled in the past to accommodate burial plots. The proposed filled area will provide 1,745 additional burial plots. Mr. Metcalf noted that the steps to the existing burial site created difficulty in accessing the burial site and will be removed. A concrete sidewalk ramp will be installed for access. Mr. Metcalf noted that the application was presented to the Wetlands Commission and they determined that they had no jurisdiction. Mr. Metcalf noted that ZEO Jefferson had mentioned that the trucks should not bring in fill during the school's arrival and departure and the applicant is agreeable to that.

Correspondence: Janet Edgerton noted receipt of the following correspondence: (a) Memo dated 1/16/18 from ZEO Jefferson regarding review of Application #101; and (b) letter dated 1/17/18 from CIWC.

Audience in Favor:

John Kennedy of 28 Fairview Avenue, an adjacent property owner, asked that erosion and sedimentation control measures be installed particularly on a old access road to his property. The access is now overgrown. Mr. Metcalf noted that erosion and sedimentation measures are shown on the plan and will be installed. Mr. Kennedy spoke in support of the application.

Matthew Elgart spoke in favor of the proposal.

There being no further evidence, a motion was made by Jane Samuels and seconded by Janet Edgerton to close the public hearing on Application #101. Voted Unanimously.

II. PURPOSE: To accept evidence for or against, written or oral, approval of proposed Commission sponsored amendments to the following section of the Deep River Zoning Regulations:

- (1) Fire Protection (Section 5.9);
- (2) Landscape/Nursery Services (Sections 4.10.35, 7B.20, 4.10.34, 7B.34); and
- (3) Site Plan Applications (Section 9.5).

(1) Section 5.9, Fire Protection: ZEO Jefferson gave an overview of the proposal for the purpose of clarifying the procedures for fire protection.

Public Comment:

Scott Bowden, Chairman of the Board of Fire Commissioners, stated that the Fire Department would like to have an opportunity to provide input in the regulation amendment. He proposed that their Board meet with Planning & Zoning to discuss Section 5.9. Discussion took place about scheduling a meeting with the Regulations Committee. A motion was made by Tony Bolduc and seconded by Jane Samuels to continue the public hearing to March 1, 2018 at 7:00 p.m. on the proposed amendment to Section 5.9 Fire Protection. Voted Unanimously.

(2) Landscape/Nursery Services: A report is pending from the River Cog and Conn. River Gateway Commission. A motion was made by Tony Bolduc and seconded by Sara Denegre to close the public hearing pertaining to Landscape/Nursery Services. Voted Unanimously.

(3) Site Plan Applications, Section 9.5: The purpose of the proposal is to eliminate Type I Site Plans and have everything fall under one title. A motion was made by Tony Bolduc and seconded by Sara Denegre to close the public hearing pertaining to Site Plan Applications. Voted Unanimously.

The public hearing was adjourned at 7:32 p.m.

Respectfully submitted,
Nancy Howard
Recording Secretary