

**PLANNING AND ZONING COMMISSION
TOWN OF DEEP RIVER, CONNECTICUT**

Town Hall

174 Main Street

Deep River, Connecticut 06417

1. A **special meeting** of the *Deep River Planning and Zoning Commission* held on Thursday, March 1, 2018 at the Deep River Town Hall was called to order by Chairman Bruce Edgerton at 7:25 p.m., immediately following a duly called public hearing. Members present: David Basilone, Anthony Bolduc, Sara Denegre, Bruce Edgerton, Jane Samuels, Ben Whelan, and Alternate Christopher Desrosiers. Absent: Janet Edgerton, Alternate Jonathan Kastner. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (recording secretary). Chairman seated Alternate Christopher Desrosiers for absent member.

2. Approval of Minutes: A motion was made by Tony Bolduc and seconded by Jane Samuels to approve the minutes of public hearing of January 18, 2018 with the following amendment: Under Presentation by Applicant in CBSRZ Cemetery Association, Inc, remove the number of burial plots and sentence to read as follows: "The proposed filled area will provide additional burial plots." Desrosiers abstained. Approved. A motion was made by Jane Samuels and seconded by Sara Denegre to approve the minutes of the regular meeting of January 18, 2018 as printed. Desrosiers abstained. Approved.

3. Payment of Bills: The following bills were received: (a) Howard McMillan & Tycz, regarding 15 Witch Hazel Enforcement \$3,853.53; and (b) Nathan L. Jacobson & Associates, River Road Subdivision \$568.50. A motion was made by Tony Bolduc and seconded by Jane Samuels to approve payment of the bills as presented. Voted Unanimously.

4. Correspondence: David Basilone noted receipt of the following correspondence: (a) letter dated 2/14/2018 from Chester Planning and Zoning Commission regarding a petition for amendment to the Chester Zoning Regulations pertaining to short term rentals; (b) Memo dated 2/26/18 from ZEO Jefferson regarding review of Application #103; (c) Memo dated 2/26/18 from ZEO Jefferson regarding review of Application #104; (d) Memo dated 2/26/18 from ZEO Jefferson regarding inspection of Application #96; and (e) Regulations Committee Minutes of 1/29/2018.

5. Stan & Hillary Rheinheimer, 256 Winthrop Road (Map 27, Lot 1): A public hearing was held immediately prior to this meeting on Application #103, Application for Special Permit and Type 1 Site Plan by Stan & Hillary Rheinheimer for commercial horse boarding and riding lesson facility at 256 Winthrop Road. A motion was made by Jane Samuels and seconded by Tony Bolduc to approve Application #103 subject to the following conditions: (1) Temporary approval granted for the sign until permanent approval may be obtained; and (2) location of storage of manure shall be added to the plan. Voted Unanimously.

6. Regulation Amendments, Section 5.9 Fire Protection: The public hearing on the proposed Commission sponsored amendment to Section 5.9, Fire Protection, of the Deep River Zoning Regulations was closed immediately prior to this meeting. A motion was made by Tony Bolduc and seconded by Ben Whelan to approve the proposed amendment to Zoning Regulations Section 5.9, Fire Protection as amended. Voted Unanimously.

7. Regulation Amendments: The public hearing on the following proposed Commission sponsored amendments was closed on January 18, 2018:

(1) Landscape/Nursery Services (Sections 4.10.35, 7B.20, 4.10.34, 7B.34): ZEO Jefferson noted that there were no amendments to the proposal other than the exclusion from the Gateway Conservation Zone. A motion was made by Tony Bolduc and seconded by Jane Samuels to approve the proposed regulation amendment to Landscape/Nursery Services (Sections 4.10.35, 7B.20, 4.10.34, 7B.34) as amended. Voted Unanimously.

(2) Site Plan Applications (Section 9.5). A motion was made by Tony Bolduc and seconded by Jane Samuels to approve the proposed Site Plan Applications amendment as presented. Voted Unanimously.

8. Valerie & Peter Nucci, 38 Essex Street (Map 57, Lot 132): Application #104, Application for Type I Site Plan Review was received from Valerie & Peter Nucci for the purpose of creating an accessory apartment within the existing single family home at 38 Essex Street. ZEO Jefferson noted receipt of Application #104 for a proposed accessory apartment at 38 Essex Street. The owners will live in the house; no alterations to the exterior; sufficient parking off road. A motion was made by Jane Samuels and seconded by Chris Desrosiers to approve Application #104 as submitted. Bolduc abstained. Approved.

9. Reports: (a) ZEO: ZEO Jefferson reported that one permit was issued since the last meeting. Discussions have been taking place with a new architect for Anytime Fitness regarding modifications that will be made to the plan for 190 Main Street.

Attorney Royston called and sent some information on a floating zone. A Regulations Committee meeting was scheduled for March 8, 2018 at 5:30 p.m.

Report was received from ZEO Jefferson on the site inspection of Winthrop Construction at 121 Winthrop Road. A brief discussion took place regarding the report.

10. A motion was made by Sara Denegre and seconded by Tony Bolduc to adjourn at 8:40 p.m. Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary