

**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, March 1, 2018 at the Deep River Town Hall was called to order by Chairman Bruce Edgerton at 7:00 p.m. 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), Thomas Metcalf and Stan and Hillary Rheinheimer.

David Basilone read the call of the meeting published in The Hartford Courant on February 16th and 23rd, 2018.

I. Purpose: To accept evidence for or against, written or oral, approval of 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 (Map 27, Lot 1).

Presentation by Applicant:

Thomas Metcalf, P.E. on behalf of applicant. Mr. Metcalf submitted a copy of the letter from the CIWC to Planning & Zoning Commission stating that they have reviewed the proposal and he distributed small copies of the plan and location map. The sign was posted on the property as required. Mr. Metcalf stated that the purpose of the application, pursuant to Section 7B.4, is for a commercial horse boarding and riding lesson facility on the 74 acre parcel. The existing 14 stall barn and indoor and outdoor riding rings will be utilized. The indoor and outdoor rings will be used for riding lessons. A gravel area is designated for eight parking spaces for trailers which is adequate area. The Statement of Use outlines the proposal. The hours of operation will be Monday through Friday 8:30 a.m. to 6:00 p.m. and Saturday 9:00 a.m. to 2:30 p.m. The property is not open to the public and there will be no public events on the property. No outdoor lighting and no outdoor amplification is proposed. A portolet is located on the property under contract and pumped as necessary. The proposal will have no significant change in traffic. Mr. Metcalf reviewed the specific criteria of Section 7B.4. All structures and outdoor rings are 100 ft. away or more from the property lines. No employee housing is proposed on site. There will be some part time help. Mr. Metcalf noted that the project is consistent with the Town Plan of Conversation and Development. Mr. Metcalf referred to the memo from ZEO Jefferson requiring that a location be identified on the plan for manure waste storage, composted, and spread or stored in bins for cart removal. Mr. Metcalf noted that the waste area will be located off the end of the barn. A three sided bunker bin will accommodate three months worth of storage. An area in the middle of the property will then be used for it to sit and further compost to be then spread in the pasture area. The question was raised about the size of the sign. Mr. Metcalf noted that the regulations allow a maximum of 2 sq. ft. in a residential district. The proposed sign for Foggy Meadow Farm, presented at the meeting, is larger than 2 sq. ft. The purpose of the sign is for identifying the property. The Commission may be able to allow the temporary sign until the specifics may be resolved to be in conformance with the Zoning Regulations.

Public Comment: Pat Czepiel spoke in favor of the proposal and noted that they have done a marvelous job on the property.

Correspondence: A memo dated 2/26/2018 was received from ZEO Jefferson regarding review of Application #103.

A motion was made by Jane Samuels and seconded by Tony Bolduc to close the public hearing on Application #103. Voted Unanimously.

II. Purpose: Continuation of public hearing to accept evidence for or against, written or oral, approval of proposed Commission sponsored amendments to Section 5.9, Fire Protection, of the Deep River Zoning Regulations.

A draft regulation was available last revised to 2/28/18. The final amendment was as a result of a joint meeting with the Regulations Committee and the Fire Department.

The following correspondence was received: (a) email dated 2/27/18 from Scot Bowden, Deep River Board of Fire Commissioners; (b) email dated 2/24/18 from Torrance Downes on behalf of Connecticut River Gateway Commission; (c) letter dated 2/26/18 from J.H. Torrance Downes, Deputy Director of River COG.

A motion was made by Tony Bolduc and seconded by Jane Samuels to close the public hearing at 7:24 p.m. Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary