

**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, April 19, 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, Janet Edgerton, Jane Samuels, Ben Whelan, and Alternates Jonathan Kastner and Christopher Desrosiers (arrived at 7:30 p.m.). Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (recording secretary), and Mike Milano.

2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Sara Denegre to approve the minutes of the regular meeting of March 15, 2018 with the following amendment: Action on approval of minutes for the public hearing and special meeting of March 1, 2018 both should list Janet Edgerton as the abstaining member. Voted Unanimously.

3. Payment of Bills: An invoice was received from Nathan Jacobson & Associates in the amount of \$175.95 for review of site plan and contact DOT regarding curb cuts on Route 80 at Winthrop Construction, 121 Winthrop Road. A motion was made by Tony Bolduc and seconded by Sara Denegre to approve payment of the invoice as presented. Voted Unanimously.

4. Correspondence: Secretary Janet Edgerton noted receipt of the following correspondence: (a) Connecticut Federation of Planning and Zoning Agencies Quarterly newsletter; (b) Application #105, Application for Special Permit by Chris Groat, Chris' Dog House. ZEO Jefferson noted that the application was received in sufficient time to add to the agenda. A motion was made by Tony Bolduc and seconded by Jane Samuels to add to the agenda Application #105, Application for Special Permit by Chris Groat, Chris' Dog House as Agenda item 5b. ZEO Jefferson distributed to members updated copies of the Zoning and Subdivision Regulations as of April 1, 2018.

5. BMC Land Development, LLC, 67 Hoopole Hill Road: [Tony Bolduc recused himself for this matter.] Application #116, Application for 10 Lot Subdivision was received from BMC Land Development, LLC (Mr. Fran Pellegrino) for property at 67 Hoopole Hill Road (Map 19, Lot 16, Map 26, Lots 14A, 14B, 15B). ZEO Jefferson noted that she met with the engineer, Mike Harkin, on Monday and a meeting has been held with Joe Dillon, the Commission engineer, for preliminary review of the road and drainage. A site walk is recommended to be held. Possible dates on Thursday evenings were discussed and the ZEO will check with the applicant's engineer on his availability. A motion was made by Janet Edgerton and seconded by Dave Basilone to accept the application, schedule a site walk on a date to be determined, and to schedule a public hearing on May 17, 2018 at 7:00 p.m. Voted Unanimously.

5b. Chris Groat, Chris' Dog House, 384 Main Street (Map 59, Lot 1) & Church Street (Map 57, Lot 81): Application #105, Application for Special Permit was received from Chris Groat, Chris' Dog House for the purpose of operation of food trailer selling hot dogs, kielbasa, red hots, burgers, chips, soda, and water at 384 Main Street (Deep River Market) and Church Street (Deep River Congregational Church). ZEO Jefferson noted that Selectman's office has been issuing vendors licenses for food services on private property. Food services on private property, which is not a special event, is regulated by zoning. If food services are proposed on State or Town property,

approval is required by the Board of Selectmen. Chris' Dog House has been operating daily at Deep River Market and at the Congregational Church on Thursday's for the Horseshoe events. A motion was made by Tony Bolduc and seconded by Sara Denegre to accept the application and to schedule a public hearing on May 17, 2018 at 7:00 p.m. (first item on the public hearing agenda). Voted Unanimously.

6. Audience: None present.

7. Reports: ZEO: (a) ZEO Jefferson reported that she met with Robert Doane, P.E. regarding Winthrop Construction, 121 Winthrop Road. They are working on a landscape site plan to be submitted to allow use of the eastern most driveway on Route 80. The ZEO provided Mr. Doane with a list of questions raised by Commission members to be addressed at the time of the application. [Chris Desrosier arrived at 7:30 p.m.]

(b) Regulations Committee: Discussion took place regarding setting a regular monthly time for Regulations Committee meetings. If a meeting is not necessary, then it may be cancelled. A motion was made by Janet Edgerton and seconded by Tony Bolduc to schedule Regulations Committee meetings for the first Thursday of each month at 5:30 p.m. if needed. Voted Unanimously.

8. Training: A new member Handbook was distributed to members for possible discussion at future meetings.

9. Other Business: Tony Bolduc mentioned a chemical smell in the area of the Winthrop Baptist Church appearing to come from Acer Gardens. ZEO Jefferson noted that she has never received complaints.

Discussion took place about the Stormwater Management Plan being prepared by the Town and the Town engineer.

Jonathan Kastner mentioned that Deep River Farms on West Elm Street may be looking for a curb cut near Bahr Road for special events. ZEO Jefferson noted that she received a copy of the correspondence from DOT that the curb cut east of Bahr Road was approved. An application to this Commission would be required for any curb cut for access and proposals that they may have.

10. 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