

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, May 17, 2018 at the Deep River Town Hall was called to order by Chairman Bruce Edgerton at 7:09 p.m. immediately following a duly called Public Hearing. Members present: Anthony Bolduc, Bruce Edgerton, Janet Edgerton, Jane Samuels, Ben Whelan, and Alternates Christopher Desrosiers and Jonathan Kastner. Absent: David Basilone, Sara Denegre. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (recording secretary), Tom Metcalf, Rob Bradway. The Chairman seated Alternate Desrosiers for absent member David Basilone and Alternate Kastner for absent member Sara Denegre.
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 April 19, 2018 as printed. Voted Unanimously.
3. Payment of Bills: Invoices were received from Nathan Jacobson & Associates in the amount of \$469.20 for review of BMC Land Development Subdivision and \$234.60 for review of Winthrop Construction, 121 Winthrop Road. A motion was made by Tony Bolduc and seconded by Janet Edgerton to approve payment of the invoices as presented. Voted Unanimously.
4. Correspondence: No correspondence received.
5. Chris Grote, Chris' Dog House: A public hearing was held immediately prior to this meeting on Application #105, Application for Special Permit by Chris Groat, Chris' Dog House, for the purpose of operation of food trailer at 384 Main Street (Deep River Market) (Map 59, Lot 1) and Church Street (Deep River Congregational Church) (Map 57, Lot 81). A motion was made by Janet Edgerton and seconded by Tony Bolduc to approve the special permit for Application #105 as presented. Voted Unanimously.
6. BMC Land Development, LLC: The Public Hearing on Application #116, Application for 10 Lot Subdivision by BMC Land Development, LLC for property at 67 Hoopole Hill Road (Map 19, Lot 16, Map 26, Lots 14A, 14B, 15B) has been continued to June 21, 2018 at 7:00 p.m.
7. Valley Railroad Company, 152 River Street: Bruce Edgerton recused himself on this application. Vice Chairman Ben Whalen served as Acting Chairman. Application #106, Application for Amendment/Modification to Special Permit was received from Valley Railroad Company for the purpose of modifying the approval for patrons to arrive for boat charters directly by automobile. ZEO Jefferson noted that the Commission needs to determine if a public hearing should be held. Tom Metcalf, P.E. and Rob Bradway were present on behalf of the application. Mr. Metcalf noted that the special permit was issued in 1978 for use of the facility as it is used today. In 2005 an amendment was approved to allow school buses to drop off students for boat charters. Currently patrons are brought up by railroad from the Essex Station to get on the boat charter and then return to Essex Station by train. The current proposal is to allow, on a seasonal basis, patrons to park in the parking lot and board the boat charter an average of three

times per week. The charters will be by reservation only. The charters are proposed to be limited to 75+/- patrons based on the onsite parking. The hours of operation will be 8:00 a.m. to 10:00 p.m. with charter excursions usually lasting three hours. Improvements are proposed to the existing parking area to the south of the depot which would include creating a 45 ft. wide opening with landscaping along the street, extending the sidewalk along River Street, drainage, lighting, and post and pipe rail fencing to prevent access to the tracks. The parking area will be crushed stone with a five foot paved strip along the front to be painted with stripes to identify the parking spaces. An application has been submitted to the Conservation and Inland Wetlands Commission for work near the wetland area. Mr. Metcalf noted that they believe the proposed activity to be in conformance with the Town's Plan of Conservation and Development and in keeping with the Coastal Management Act. The proposal was forwarded to Torrance Downes at the Connecticut River Gateway Commission for review. The parking area includes eight parking spaces identified for employees. An attendant from the Railroad will assist people arriving and exiting the site. Fourteen parking spaces are currently on the north side of the depot. Two handicap spaces will be created leaving 13 regular spaces in the paved area. The total parking spaces proposed are 49 with two handicap spaces which are adequate for a 75 person charter. The Railroad will work with the town to allow use of the parking area for the landing for Town concerts/events. A chain would be placed across the entrance to prevent boat trailers from the Town Landing from parking in the lot on days of concerts/events or charters. Rob Bradway noted that the Railroad has not put any restrictions in the past years on individuals parking boat trailers in the parking area. After discussion, a motion was made by Tony Bolduc and seconded by Janet Edgerton to schedule a public hearing on Application #106, Application for Amendment/Modification to Special Permit by Valley Railroad Company for Thursday, June 21, 2018 at 7:00 p.m. Voted Unanimously.

[Bruce Edgerton returned as Chairman for the remainder of the meeting.]

8. Audience: None present.

9. Reports: ZEO: ZEO Jefferson reported that the Regional Planning Agency is holding their annual boat trip on the river on June 7th for members interested in attending. ZEO noted receipt of email regarding company pursuing Assisted Living Facility and looking for concessions of Zoning Regulations.

A list of administrative permits issued in the past month was distributed.

ZEO encouraged members to review the Subdivision Regulations prior to the next meeting.

The Commission engineer is reviewing the Cranberry Bog subdivision (BMC Land Development).

Regulations Committee: A Regulations Committee meeting will be held on June 7th at 5:30 p.m. to review information prepared for an overlay district.

10. A motion was made by Janet Edgerton and seconded by Jonathan Kastner to adjourn at 7:50 p.m. Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary