

**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, June 21, 2018 at the Deep River Town Hall was called to order by Chairman Bruce Edgerton at 9:46 p.m. immediately following duly called Public Hearings. Members present: Anthony Bolduc, Sara Denegre, Bruce Edgerton, Janet Edgerton, Jane Samuels, Ben Whelan, and Alternates Christopher Desrosiers. Absent: David Basilone and Alternate Jonathan Kastner. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (recording secretary), Michael Harkin, Fran Pellegrino, and Michael Milano. The Chairman seated Christopher Desrosiers for the absent member.
2. Approval of Minutes: A motion was made by Tony Bolduc and seconded by Janet Edgerton to approve the minutes of the public hearing of May 17, 2018 as printed. Voted Unanimously. A motion was made by Janet Edgerton and seconded by Tony Bolduc to approve the minutes of the regular meeting of May 17, 2018 as printed. Voted Unanimously.
3. Payment of Bills: Janet Edgerton noted receipt of an invoice from Nathan L. Jacobson & Associates in the amount of \$234.60 regarding Hoopole Hill Road subdivision. A motion was made by Tony Bolduc and seconded by Sarah Denegre to approve payment of the invoice as submitted. Voted Unanimously.
4. Correspondence: Janet Edgerton noted receipt of the Regulations Committee minutes of June 7, 2018.
5. Additions to Agenda: Chairman Edgerton noted the purpose of the new item on the agenda is for any items necessary to be added to the agenda. Nothing new was added to the agenda.
6. BMC Land Development, LLC: [Tony Bolduc recused himself on this matter.] 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) was held and closed immediately prior to this meeting. A motion was made by Jane Samuels and seconded by Janet Edgerton to approve the application by BMC Land Development, LLC. Discussion was held at this time. Ben Whelan noted that he would like to discuss the road and recommended delaying discussion and decision to a future meeting. ZEO Jefferson noted that correspondence has been received from the Commission Engineer and ZEO and recommended that the letter from the Engineer be a condition of approval. Janet Edgerton read the letter from Joseph Dillon of Nathan Jacobson & Associates. Due to the late hour, Mr. Whelan suggested tabling the decision to the next meeting. Jane Samuels also noted that she was not prepared to vote at this time. Jane Samuels amended the motion to approve the application, Janet Edgerton seconded, to be subject to the following conditions: (a) incorporate the letter dated June 13, 2018 from Joseph M. Dillon, P.E. of Nathan L. Jacobson & Associates; and (b) The open space would

be given to the State of Connecticut to be added to the State Forest, and if the open space is not accepted by the State, the Town of Deep River would accept stewardship of the open space. Sara Denegre also noted her preference for more time to discuss the application.

The Chairman called for Action on the Motion:

In Favor: B. Edgerton, J. Edgerton, C. Desrosiers;

Against: B. Whelan, J. Samuels, S. Denegre. (3-3) After the vote there was confusion by members as to whether they had voted to deny the application or to continue the discussion to the next regularly scheduled meeting. It became clear that the intent was to not deny the application and a second motion was proposed. A motion was made by Jane Samuels and seconded by Chris Desrosiers to table action on Application #116 by BMC Land Development and to schedule a special meeting on Thursday, July 5, 2018 at 7:00 p.m. for the sole purpose of possible action on Application #116. Voted Unanimously.

[Jane Samuels left the meeting at 10:07 p.m.]

7. Valley Railroad Company, 152 River Street: The public hearing on Application #106, Application for Amendment/Modification to Special Permit by Valley Railroad Company for the purpose of modifying the approval for patrons to arrive for boat charters directly by automobile has been continued to July 19, 2018 at 7:00 p.m. at the Deep River Town Hall.

8. Anytime Fitness, 190 Main Street (Map 57, Lot 45): An Application was received for amendment to Special Permit #93 by Anytime Fitness. ZEO Jefferson noted that the dry cleaners is leaving the building and Anytime Fitness will be taking over the whole building. No changes are proposed to the site plan. The renovations are to the interior. A motion was made by Tony Bolduc and seconded by Chris Desrosiers to approve the application as presented. Vote Unanimously.

9. Audience: None present.

10. Reports: ZEO: Copies of correspondence received in connection with the Valley Railroad Company application were distributed to Commission members for review. Additional written evidence received at the public hearing will be distributed to members. A proposed regulation prepared by the Regulations Committee for a floating district was distributed to members for review.

11. Commissioner Training: Chairman Edgerton noted the importance for members to attend a Freedom of Information training session when one is scheduled.

12. A motion was made by Tony Bolduc and seconded by Chris Desrosiers to adjourn at 10:20 p.m. Voted Unanimously.

Respectfully submitted,  
Nancy Howard  
Recording Secretary