

**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, July 5, 2018 at the Richard H. Smith Town Hall was called to order by Chairman Bruce Edgerton at 7:00 p.m. Members present: David Basilone, Sara Denegre, Bruce Edgerton, Janet Edgerton, Jane Samuels, Ben Whelan, and Alternate Jonathan Kastner. Absent: Anthony Bolduc. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (recording secretary), First Selectman Angus McDonald, and Michael Milano. The Chairman seated Jonathan Kastner for Anthony Bolduc. Chairman noted that Dave Basilone and Jonathan Kastner listened to the audio recording of public hearing and regular meeting. Alternate Christopher Desrosiers arrived.

2. BMC Land Development, 67 Hoopole Hill Road: The purpose of the special meeting is to consider action on the application by BMC Land Development. 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 closed on June 21, 2018.

Chairman noted that the subdivision application before this Commission has met current regulations of the Town of Deep River and met other requirements of other Commissions or agencies required to go to and the responsibility of this Commission to vote in favor of this application.

A motion was made by Jonathan Kastner to approve the application.

A motion was made by Ben Whelan to deny the application without prejudice.

Ben Whelan noted concern regarding the road and the proposal not meeting road standards. Chairman noted that the public hearing has been closed and no further evidence may be presented. First Selectman Angus McDonald noted that it is an existing town road and prior to the application being submitted, the Town was planning to make improvements to the road. The Commission Engineer has reviewed the site and indicated that the road satisfies needs for traffic. The first 400 feet of the road is not owned by the applicant and there are no right of ways. Discussion took place regarding the road. Ben Whelan indicated that the road in front of the two existing houses should be abandoned because the road is being moved over to meet the setbacks. ZEO Jefferson noted that it was not brought up at the public hearing. The First Selectman noted that the Town will make sure the road is safe, as was proposed prior to the application.

A motion was made by Jonathan Kastner and seconded by Janet Edgerton to approve Application #113 by BMC Land Development, 67 Hoopole Hill Road, subject to the following conditions: (a) requirements of Commission engineer in accordance with letter dated 6/13/18 from Joseph Dillon, P.E. from Nathan Jacobson & Associates; and (b) the open space shall be transferred to the State of Connecticut; and if the state does not accept the open space, it would be transferred

to the Town. Discussion took place on the motion. Jonathan Kastner and Janet Edgerton agreed to amend the motion to add a condition of approval (3) that the Town will look into whether the section of road in front of the existing houses needs to be abandoned prior to construction. The safety of the intersection of Cedar Swamp Road and Hoopole Hill Road was discussed. The applicant does not own the property at the intersection and may not be considered as part of the application. The Selectman will work with the engineer on the intersection.

Action on Motion:

In Favor: Basilone, Kastner, B. Edgerton, J. Edgerton

Against: Whelan, Denegre, Samuels

Motion Passes. Approved.

3. A motion was made by Janet Edgerton and seconded by Jonathan Kastner to adjourn at 7:22 p.m. Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary