

**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, August 16, 2018 at the Richard H. Smith Town Hall was called to order by Chairman Bruce Edgerton at 7:04 p.m. immediately following a duly called Public Hearing. Members present: David Basilone, Anthony Bolduc, Sara Denegre, Bruce Edgerton, Janet Edgerton, Jane Samuels, Ben Whelan, and Alternates Christopher Desrosiers and Jonathan Kastner. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (recording secretary) and approximately 10 citizens.

2. Approval of Minutes: A motion was made by Tony Bolduc and seconded by Sara Denegre to approve the minutes of the public hearing of July 19, 2018 as printed. Voted Unanimously. A motion was made by Tony Bolduc and seconded by Sara Denegre to approve the minutes of the regular meeting of July 19, 2018 with the following amendment: Item #3, Payment of Bills, reflected to show that David Basilone noted receipt of the invoice received. Voted Unanimously.

ZEO Jefferson noted that the minutes of the June minutes had been approved but noted that the address of Bob Ghinder referenced in the public hearing minutes of June 21, 2018 should be 137 Kirtland Street.

3. Payment of Bills: No bills received.

4. Correspondence: Janet Edgerton noted receipt of the following correspondence: (a) letter dated July 23, 2018 from Conn. River Gateway Commission regarding public hearing held on August 15, 2018 for comments regarding proposed updates to the Gateway Standards; (b) Notice from Conn. Conference of Municipalities regarding scheduled CCM Annual Convention and Gubernatorial Debate.

5. Additions to Agenda: Chairman noted that an Executive Session regarding legal matters will be added to the Agenda after Reports.

6. Valley Railroad Company, 152 River Street: Application #106 was withdrawn by applicant.

7. Larimar Show Stables, 88 Bahr Road (Map 37, Lot 2): Application #108, Application for Special Permit By Larimar Show Stables was received for the purpose of Halloween hayrides at 88 Bahr Road. The request falls under Activities and Agritourism. ZEO Jefferson noted that the Commission authorized the applicant last year to preliminarily hold the event and it was very popular. ZEO Jefferson noted that the Statement of Use is being updated by the applicant. A motion was made by Jane Samuels and seconded by Janet Edgerton to schedule a public hearing on Application #108 on September 20, 2018 at 7:00 p.m. Voted Unanimously.

8. Carl Wilcox, 12 Harvey Lane: Application #109, Site Plan Application was received from Carl Wilcox for the purpose of an accessory apartment in existing home owned by Imran Munawar at

12 Harvey Lane. Health District approval has been received. ZEO Jefferson noted that the application meets all requirements. A motion was made by Janet Edgerton and seconded by Tony Bolduc to approve Application #109 as presented. Voted Unanimously.

9. Gateway Standards: The Chairman and ZEO presented a map showing the delineation of the gateway line and discussed a possible proposal by the Commission to request a revision in the delineation. The current gateway line follows the railroad tracks all the way through Deep River into Essex and then down to Book Hill Road in Essex. The line encompasses the industrial district on the south end of Town. They would propose to amend the delineation to go down Rattling Valley Road to Book Hill Road. The Gateway Commission held a hearing the night before this meeting to review proposed amendments to the Gateway Standards. A motion was made by Janet Edgerton and seconded by Tony Bolduc to send a letter to the Connecticut River Gateway Commission requesting to review and amend the boundary line. Voted Unanimously.

10. Audience: Sara Ingram of Kelsey Hill Road noted that she was present for the advertised hearing for the development at the river landing and, even though the meeting was cancelled, she wanted to show her concern about commercial development.

Bob Ghinder of 137 Kirtland Street noted that he was also present because of his opposition to the development at the river. He noted that he supports the Steam Train; and he also expressed opposition regarding the Commission's proposal to request a change in the delineation of the Gateway line because it is not appropriate for commercial development near the Steam Train route.

11. Reports: ZEO: ZEO Jefferson distributed a list of permits issued in the last month.

12. Executive Session: A motion was made by Tony Bolduc and seconded by Janet Edgerton to enter into Executive Session at 7:30 p.m. regarding legal matters. Voted Unanimously. A motion was made by Janet Edgerton and seconded by Tony Bolduc to exit Executive Session at 7:47 p.m. noting that no action was taken. Voted Unanimously.

Since the roll call of members present was not taken at the beginning of the meeting, it was taken at this time as follows: Basilone, Bolduc, Denegre, J. Edgerton, B. Edgerton, Samuels, Whelan, Alternates Desrosiers and Kastner, and ZEO Jefferson and Recording Secretary Howard.

13. A motion was made by Tony Bolduc and seconded by Janet Edgerton to adjourn at 7:49 p.m. Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary