

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, November 15, 2018 at the Richard H. Smith Town Hall was called to order by Chairman Bruce Edgerton at 7:26 p.m. immediately following a duly called Public Hearing. Members present: David Basilone, Anthony Bolduc, Bruce Edgerton, Janet Edgerton, Jane Samuels, Ben Whelan, and Alternate Jonathan Kastner. Absent: Sara Denegre and Alternate Christopher Desrosiers. Also present: Nancy Howard (recording secretary). Chairman Edgerton seated Alternate Jonathan Kastner for an absent member.
2. Approval of Minutes: A motion was made by Tony Bolduc and seconded by Janet Edgerton to approve the minutes of the regular meeting held on October 18, 2018 as printed. Voted Unanimously.
3. Payment of Bills: None
4. Correspondence: Janet Edgerton noted receipt of the following correspondence: (a) Approval dated 11/9/18 from the Board of Fire Commissioners on Application #117; (b) memo dated 10/31/18 from ZEO Jefferson with review of Application #117.
5. Additions to Agenda: Ben Whelan and Jane Samuels each mentioned that they have items to address under new business.
6. Robert P. Sassi, 181 Main Street (Map 57, Lot 115): A public hearing was held immediately prior to this meeting on Application #111, Application for Special Permit by Robert P. Sassi for the purpose of a restaurant(Uncle Joe's Pub Bar & Grille) at 181 Main Street (Map 57, Lot 115). After discussion, a motion was made by Janet Edgerton and seconded by Tony Bolduc to approve Application #111 with the same conditions from the 2010 approval as follows: (1) All the discrepancies in R. Leighton's letter of November 6, 2010 shall be addressed; (2) All items noted in the memo of November 18, 2010 from ZEO Cathie Jefferson be addressed; (3) The fencing, be it chain or wrought iron, on the southern property line runs from the property line on the west side of the peninsula to the building; (4) Entertainment as noted in the statement of use, not having been detailed, will require an additional application; and (5) Allocation of signage for the two occupants of the building shall be in compliance with the Zoning Regulations. Samuels abstained. Approved.
7. Nicholas Olson, 284 Winthrop Road: Application #117, Application for two lot subdivision by Nicholas Olson was accepted at the October meeting. Roger Nemergut, P.E. was present on behalf of the application. The existing house will remain on a 2 acre lot and the owner proposes to build a home on the remaining 40 acre parcel. Mr. Nemergut reported that the proposal has been presented and approved by the Health Department, Inland Wetlands, and Fire Department. Mr. Nemergut submitted a revised plan (revised to 11/15/18) with the removal of the fire pond and a stipulation added that the new building would be sprinkled. He indicated that the revised plan was presented to the Conservation and Inland Wetlands Commission by WEO Reyher. A

letter dated 11/15/2018 from CIWC to P&Z was received stating that the CIWC determined that the proposed house construction is not within the Commission's purview as the activity is beyond its 100 foot jurisdiction. The approval dated 11/9/18 was received from the Board of Fire Commissioners. The applicant reserves the option to return to the Commissions with request for a fire pond. A motion was made by Janet Edgerton and seconded by Toby Bolduc to approve Application #117 as submitted. Voted Unanimously.

8. Jameson Kuptiuch, 124 Main Street (Map 56, Lot 59): An application for Special Permit was received from Jameson Kuptiuch for the purpose of operating a take out restaurant on property owned by Sage Square, LLC at 124 Main Street. The Commission recommended that the applicant meet with the ZEO when she returns from vacation to provide additional required information. A motion was made by Janet Edgerton and seconded by Jane Samuels to schedule a public hearing on January 17, 2019 at 7:00 p.m. on the application by Jameson Kuptiuch. Voted Unanimously.

9. Zoning Regulation Amendments: A public hearing is scheduled for December 13, 2018 at 7:00 p.m. on Commission sponsored amendments to the Zoning Regulations for floating districts.

10. Audience: None.

11. Reports: No reports.

12. Commissioner Training: The basic Commissioner training with Bruce Hyde from UCONN Extension Center is scheduled for January 24, 2019 at 6:30 p.m. at the Town Hall.

13. Other Business: Jane Samuels volunteered to be Chairman of the Regulations Committee. Discussion took place regarding public notification of Committee meetings. The question will be raised at the training in January.

Ben Whelan, in review of Zoning Regulations, noted concern regarding the wording of Section 14.5.1 regarding Earth Filling and Removal Requirements. Discussion of Regulation Section 14.5.1 will be added to the agenda of the next regular meeting.

Jane Samuels asked that the members receive copies of complaints that are received by the ZEO. The Chairman noted that the complaints are addressed to and handled by the Zoning Enforcement Officer and not the Commission. The ZEO's responsibility is to bring matters into compliance.

Jonathan Kastner spoke regarding possible Bylaws and procedures established by the Commission.

Election of Officers will take place at the December meeting.

14. A motion was made by Tony Bolduc and seconded by Janet Edgerton to adjourn at 8:24 p.m. Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary