

**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, December 13, 2018 at the Richard H. Smith Town Hall was called to order by Vice Chairman Ben Whelan at 7:25 p.m. immediately following a duly called public hearing. Members present: David Basilone, Janet Edgerton, Jane Samuels, Ben Whelan. Absent: Alternate Jonathan Kastner. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (recording secretary), Anthony Bolduc, Bruce Edgerton, Christopher Desrosiers, and Michael Harkin. Vice Chairman Ben Whelan was Acting Chairman for the hearing. (A Town Meeting is pending for reappointment of members Anthony Bolduc, Bruce Edgerton, and Alternate Christopher Desrosiers.)
2. Approval of Minutes: A motion was made by Janet Edgerton and seconded by Jane Samuels to approve the minutes of the regular meeting and public hearing of November 15, 2018 as printed. Voted Unanimously.
3. Payment of Bills: An invoice was received from Nancy Howard for 68 hours of secretarial services. A motion was made by Jane Samuels and seconded by Dave Basilone to approve payment of the invoice as submitted. Voted Unanimously.
4. Correspondence: A letter dated December 10, 2018 was received from Jameson Koptiuch withdrawing the special permit application for 124 Main Street.
5. Additions to Agenda: No additions.
6. Regulation Amendments: The public hearing on Commission sponsored amendments to the Deep River Zoning Regulations to allow floating districts in the R-80 and CIP Districts for Landscape/Nursery Services and Contractor's Business and Storage Yards has been continued to the January 17, 2019 at 7:00 p.m. in the Town Hall Auditorium.
7. Lessul, LLC, 455 Main Street: An application for Site Plan review was received from Lessul, Inc. for 455 Main Street (Map 59, Lot 14B and Map 65, Lot 3). Michael Harkin, P.E. was present on behalf of the applicant, Lessul, LLC. The owners and principals of the LLC are Roger and Eric Sullivan. Mr. Harkin noted that wetlands approval has been received. Two commercial buildings are pre-existing. He noted that the project had been on hold with the possibility of purchasing adjacent property but the deal has since fallen through and they are looking to proceed with the project. Mr. Harkin noted that the project was originally approved in 1989 for four new buildings. The utilities have been brought in to the site. They are 75% ready to start foundations. The original approval has lapsed and the original proposal does not meet current zoning regulations. Mr. Harkin noted that the new plan is similar to the original proposal. He reviewed the plans submitted. The survey prepared by Doane Engineering was provided. The proposal is to construct four buildings. Utilities are shown on the second plan for municipal sewer and water and gas in the future. The site consists of ledge rock. Mr. Harkin noted that he will be meeting with Commission Engineer Joe Dillon to go over the drainage calculations. The

proposal has 191 parking spaces. The intended use will be flexbase use; a door in the front and a small office and partitions to be moved accordingly for space needed by the tenant. The landscape work will be done by Eric Sullivan and a landscape architect in his office. The lighting plan is being revised to show zero spillage over to other properties. There is tractor trailer turn radius around all buildings except the building closest to Essex. The proposal will be reviewed by Joe Dillon and the Fire Department. Drainage is not being increased on the site. Mr. Harkin noted that the project will be phased. Building #4 is proposed to be constructed first. There is a pad in the middle and stock pile in the area of the proposed building to the north of the site. The dead pine trees in the back of the property will be removed and trees replanted. Paving is being done around the existing building with Flip Flop Gymnastics. The applicant will return for the next regular meeting.

8. Thomas Coty was not present for preliminary discussion.

9. Audience: Bruce Edgerton inquired about the access over the railroad tracks at Commerce Crossing and the two trains that pass each hour. Mr. Harkin noted that a meeting was held with DOT in the past on the crossing. He noted that the State will not review until local approval has been received.

10. Reports: ZEO Report: ZEO Jefferson noted that they are unable to get the prefab fire tank down the road at the Cranberry Bog Subdivision on Hoopole Hill Road. The applicant may propose building a concrete fire tank at the end of the road. No changes have been submitted at this point. The bond has not been received.

An application may be received for the January meeting in connection with the enforcement action at 38 River Street.

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

Sara Denegre has resigned as a member of the Commission. Alternate Jonathan Kastner has expressed interest in moving up to the open unexpired term as a regular member. Jane Samuels asked about the legality of Jonathan being on the Board because he works in the Town Hall. ZEO Jefferson noted that the issue had been resolved years ago by the Board of Selectmen. She will research the specifics of the resolution.

11. 2019 Meeting Schedule: The 2019 meeting schedule for regular meetings to be held the third Thursday of each month, with the exception of December, was accepted.

12. Election of Officers: Election of Officers was tabled to the next regular meeting.

13. Commissioner Training: The training session with UCONN is scheduled for Thursday, January 24, 2019 at 6:30 p.m.

14. A motion was made by Janet Edgerton and seconded by Jane Samuels to adjourn at 8:05 p.m. Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary