

**PLANNING AND ZONING COMMISSION  
TOWN OF DEEP RIVER, CONNECTICUT**

Town Hall

174 Main Street

Deep River, Connecticut 06417

A **public hearing** 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 7:02 p.m. 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 audience of citizens. 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.

**PURPOSE:** To accept evidence for or against, written or oral, approval of proposed 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.

**Presentation by Commission:** ZEO Cathie Jefferson reviewed the proposed regulation amendment and how it came about. She noted that over a year ago the Commission started looking at ways to have a higher degree of oversight of some uses allowed in the regulations already. A primary concern has been the landscape business. Extensive research was done with organizations and municipalities. Towns in the area that have floating zones are Clinton, Middletown, Madison, and Old Saybrook. The proposal would allow the floating zone in the R-80 and CIP districts. The requirements would be a three step process which has a higher degree of scrutiny. The first application to the P&Z would be a public hearing to determine the appropriateness of the piece of property, then a special permit application with a public hearing and site plan review.

**Correspondence:** Janet Edgerton noted receipt of the following correspondence:

- (1) letter dated December 12, 2018 from J.H. Torrance Downes from Lower Connecticut River Valley Council of Governments stating that they find that there would be no intermunicipal impact associated with the adoption of the enabling regulations.
- (2) letter dated December 12, 2018 from J.H. Torrance Downs from the Connecticut River Gateway Commission stating that the Commission approved the proposed floating district petition as submitted.
- (3) letter from Lenore Grunko of 41 Kirtland Street in opposition to proposal.

The Acting Chair limited the public to two minutes for comment. Citizens expressed concern for opportunity to voice concerns and opposition to the proposal.

**Public in Support of Proposal:** None

**Public in Opposition to Proposal:**

1. Roger Williams of 131 Kirtland Street noted his objection to the proposal and read and submitted a letter for the record dated December 13, 2018 from himself, Stacey Sparks and Marilyn Sparks.

Members of the public expressed concerns regarding the venue for the meeting because of the number of people in attendance and lack of sufficient time to voice concerns.

A motion was made by Janet Edgerton and seconded by Dave Basilone to continue the public hearing to the night of the next regular meeting, January 17, 2019 at 7:00 p.m. in the Town Hall Auditorium.

The public hearing was continued at 7:15 p.m.

Respectfully submitted,  
Nancy Howard  
Recording Secretary