

**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, January 17, 2019 at the Richard H. Smith Town Hall Auditorium was called to order by Chairman Bruce Edgerton at 7:02 p.m. Members present: David Basilone, Anthony Bolduc, Bruce Edgerton, Janet Edgerton, Jonathan Kastner, Jane Samuels, Ben Whelan, and Alternate Christopher Desrosiers. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (recording secretary), David Tycz (Commission Attorney), and audience of citizens.

**PURPOSE:** Continuation of public hearing 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:** Chairman Bruce Edgerton made a presentation for clarification to the public in regard to editorial comments that had been published in the newspaper.

ZEO Cathie Jefferson made a presentation of the proposed regulation amendment. The Commission started looking at the subject over a year ago. The floating district came about as a result of an application received for an overlay zone and there were concerns about how well it fit on a certain property. The floating zone would not be allowed for all districts. Existing uses are taken and put in the floating district, which would be more restrictive. The tool is a three part process and is more restrictive. For a proposal in a floating zone, the proposal would come before the Commission and if approved, an application would then be submitted to determine if the use is appropriate for the piece of property. At that point a sign would be posted on the property and a public hearing would be held on a special permit application for the proposed use. Existing uses were considered that could use more oversight. Regulations from Madison, Clinton, Middletown and Old Saybrook were reviewed. She noted that the proposal would offer greater transparency on uses that are already allowed.

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

1. Letter dated January 17, 2019 from Frank Santoro, 177 Essex Street, noting opinion that floating zones have some advantages, this proposal is easily misunderstood and the Commission should take great care in the way it is handled.
2. Letter dated January 9, 2019 from Susan Huybensz, 38 Fairview Avenue, in opposition. Janet Edgerton read the letter for the record.
3. Letter dated January 17, 2019 from Roger Williams, Stacey Sparks, and Marilyn Sparks of 131 Kirtland Street, in opposition. Jonathan Kastner read the letter for the record.

**Public in Opposition:**

1. Richard Ray, owner of several properties in Deep River
2. Dave Atkinson, Rogers Lane
3. Samuel Shaw, West Elm Street
4. Stanley Rheinheimer, Winthrop Road - spoke and submitted letter in writing dated January 17, 2019
5. John Townsend, Hemlock Drive
6. Susan Smith. Stevenstown Road

7. Lindsay Smith, Stevenstown Road
8. Brett Thompson, 137 River Street
9. Rob Kinne, West Bridge Street
10. Nicholas Olson, property owner on Winthrop Road and in the CIP district
11. Flo Zaremba, Hemlock Terrace
12. Samuel Shaw, West Elm Street
13. Gail Gallagher, Kirtland Street
14. Frank Santoro, Essex Street
15. Richard Kalapos, Whittlesey Brook Road
16. Donald Grohs, 12 Hemlock Terrace
17. Bill Nitschke, Essex Street
18. Bob Ghinder, 137 Kirtland Street
19. Stephanie Puglisi, 22 Castle Heights
20. Tom Perry 112 Kirtland Street
21. Susan Huybensz, 38 Fairview Avenue, spoke and submitted letter dated December 5, 2018 as a statement against floating zones.
22. Jeff Kateley, 151 Bushy Hill Road
23. Howard Beardsley, Spring Street
24. Gary Clark, 46 Laurelwood Drive
25. Bob Ghinder
26. Susan Huybensz
27. Stanley Rheinheimer
28. Richard Ray
29. Jane Cavanaugh, 177 Essex Street
30. Dave Atkinson
31. Bill Burdick, Union Street
32. Dan Morrissey, Essex Street
33. Tom Perry
34. Patrick McCauley, not a Deep River resident, but is an owner of property in town

Jonathan Kastner spoke as a Commission member.

35. Laurel Stegina, 11 Bokum Road

Jane Samuels spoke as a Commission member.

36. Lindsay Smith
37. Simon Potter, River Street
38. Jerry Richard, Cedar Lake Road

There being no further comments, a motion was made by Jonathan Kastner and seconded by Janet Edgerton to close the public hearing. Voted Unanimously.  
The public hearing was closed at 9:09 p.m.

Respectfully submitted  
Nancy Howard  
Recording Secretary

The recording of the hearing is available on file in the Deep River Town Hall.