

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, March 21, 2019 at the Richard H. Smith Town Hall was called to order by Vice Chairman Ben Whelan at 7:10 p.m., immediately following a duly called Public Hearing. Members present: David Basilone, Anthony Bolduc, Jonathan Kastner, Jane Samuels, Ben Whelan, and Alternate Christopher Desrosiers. Absent: Bruce Edgerton, Janet Edgerton. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (recording secretary), and audience of citizens. Vice Chairman Ben Whelan was Acting Chairman for the hearing. The Acting Chairman seated Alternate Christopher Desrosiers for an absent member.
2. Approval of Minutes: A motion was made by Jonathan Kastner and seconded by Tony Bolduc to approve the minutes of the regular meeting of February 21, 2019 as printed. Voted Unanimously.
3. Payment of Bills: Invoice were received from Nathan Jacobson & Associates for review of Lessul Crossing, \$664.95 & \$483.60, Winthrop Construction \$241.80 & \$1,088.10, and Hoopole Hill Road \$423.18. A motion was made by Tony Bolduc and seconded by Jonathan Kastner to approve payment of the invoices as submitted. Voted Unanimously.
4. Correspondence: David Basilone noted receipt of the following correspondence: (a) letter dated February 25, 2019 from Joseph Dillon of Nathan Jacobson & Associates regarding Winthrop Construction, engineering review of 10 Woodbury Road; and (b) letter dated February 26, 2019 from Joseph Dillon of Nathan Jacobson & Associates regarding Lessul Crossing, engineering review of 455 Main Street.
5. Janice Liscinsky, 500 Main Street: A public hearing was held immediately prior to this meeting on Application #115, Application for Special Permit for “The Perfect Pup” Dog Training Business on property of Mislick Family LTD Partnership at 500 Main Street #30 (Map 59, Lot 11). A motion was made by Jane Samuels and seconded by Tony Bolduc to approve the application by Janice Liscinsky. Voted Unanimously.
6. John Waldron, 6 Winter Avenue: Application #116, Application for Special Permit by John Waldron was received for the purpose of a Brewery / Brew Pub on property of Patina Holdings, LLC at 6 Winter Avenue (Map 56, Lot 75). Mr. Waldron gave a brief overview of the proposal for a brew pub. A motion was made by Tony Bolduc and seconded by Chris Desrosiers to schedule a public hearing on Application #116 on April 18, 2019 at 7:00 p.m. Voted Unanimously.
7. Scott and Sara Connor, 189 River Road: Application #117, Application for Special Permit by Scott and Sara Connor was received for the purpose of construction of a 4,463 s.f. five bedroom house with garage, pool and driveway on property at 189 River Road (Map 18, Lot 43). Robert Doane was present as agent for Scott and Sara Connor. Mr. Doane briefly reviewed the proposal.

A public hearing is required because of the size of the house. The parcel is approximately 8 acres. The property is approximately 100 feet from the coastal jurisdiction line. Mr. Doane reported that he has been meeting with the Connecticut River Gateway Commission and a decision is expected at their next meeting. Photographs will be provided from the river. The new construction will use the existing sanitary system and well. A modification will also be made to the driveway. A motion was made by Tony Bolduc and seconded by Chris Desrosiers to schedule a public hearing on Application #117 on April 18, 2019 at 7:00 p.m. Voted Unanimously.

8. Audience: Brett Thompson of 137 River Street asked about the status of his complaint against 138 River Street. ZEO Jefferson reported that the owner will be going before the Conn. River Gateway Commission and her understanding is that the application for the shared parking may be submitted for the next regular meeting. The ZEO noted that the owner is in the process of working to come into compliance. A cease and desist, which involves a court process, is not pursued if the owners are working on compliance. Questions were raised by Brett Thompson and Susan Huybensz. ZEO Jefferson noted that a use runs with the land and not the person. A site plan application may be proposed under the Commission's parking regulations which allows for parking within 500 feet of use. Augusto Lucarelli asked questions about the 500 feet. ZEO noted that the Commission has not yet received an application. Roger Williams made reference to the Regulations that no parking for a commercial district shall be permitted in a residential district, indicating the intent to keep commercial use out of the residential district. The ZEO noted that it is not a commercial district.

9. Reports: ZEO Jefferson distributed the list of zoning permits issued in the past month.

Regulations Committee: Jane Samuels noted that the Regulations Committee meeting will be held on April 4, 2019 from 5:30 to 6:30 p.m. It will be an organizational meeting to review Regulations and subjects to review, such as stormwater and floating zones.

10. A motion was made by Tony Bolduc and seconded by Chris Desrosiers to adjourn at 7:52 p.m. Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary