

**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, May 16, 2019 at the Richard H. Smith Town Hall was called to order by Chairman Bruce Edgerton at 7:00 p.m. Members present: David Basilone, Bruce Edgerton, Janet Edgerton, Jonathan Kastner, Jane Samuels, Ben Whelan, and Alternate Christopher Desrosiers. Absent: Anthony Bolduc. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (recording secretary), Alan Paradis, D. Cristi Stroud, Brett Thompson, Lawrence Stewart, and Augusto Lucarelli. Chairman Edgerton seated Alternate Desrosiers for the absent member.

2. Approval of Minutes: A motion was made by Chris Desrosiers and seconded by Janet Edgerton to approve the minutes of the public hearing of April 18, 2019 as printed. Voted Unanimously. Jane Samuels noted that she had wanted a portion of the letter from Robert Grieder read into the record at the April regular meeting and included in the minutes and proceeded to read the paragraph. The Chairman noted that all evidence had been submitted to the members and are noted in the correspondence as received. He noted that the addition could not be added because it had not been read in detail for the record. A motion was made by Jonathan Kastner and seconded by Janet Edgerton to approve the minutes of the regular meeting of April 18, 2019 as printed. Action after discussion: Samuels opposed. Approved.

3. Correspondence: Janet Edgerton noted receipt of the following correspondence: (a) Letter dated 5/8/19 from ZEO Cathie Jefferson to David Weiss, Esq. regarding status of Hoop Pole Hill Road; and (b) letter dated 5/8/19 from ZEO Jefferson to Casey 3 Enterprises regarding 110 River Road, Lot #2 of the subdivision approved on 9/21/2017.

4. Public Business:
Brenda and Jim Jake, 439 Main Street: Application #119, Application for Special Permit was received from Brenda and Jim Jake for the purpose of operation of “Tailgaters Pub”, a pub with light fare menu on property at 439 Main Street (Map 59, Lot 14). Jim and Brenda Jake gave a brief overview of the proposal. They noted that they have been renovating the building back to its original condition and cleaning up the debris around the building. The capacity is 40-50 people. A motion was made by Jonathan Kastner and seconded by Janet Edgerton to schedule a public hearing on Application #119 on Thursday, June 20, 2019 at 7:00 p.m. Voted Unanimously.

5. Audience: Brett Thompson asked about the Commission’s policy of reading correspondence at meetings. After discussion, it was agreed that the subject will be placed on the agenda for discussion at next month’s meeting. Mr. Thompson also asked about the status of complaints he filed regarding the Lace Factory and Valley Railroad. ZEO Jefferson noted that the complaints are handled in the office and are only discussed with the Commission if they need to go to court. ZEO Jefferson offered to speak with him in person, by phone, or by email.

Lawrence Stewart of 134 Kirtland Street also referred to a complaint and the ZEO asked that he bring all evidence to her at the office.

6. Reports: ZEO: ZEO Jefferson reviewed the issues with the Casey 3 Enterprises subdivision on River Road. The house at 110 River Road (Lot #2 of the subdivision) is listed for sale and the sprinkler system was not installed in the house and is not in compliance. Fire protection was required by the Fire Commission. The options at this point are to go back and retrofit the house with a sprinkler system, installation of fire tanks, or to negate the subdivision because it was not built correctly.

ZEO Jefferson also reported she has been attending meetings with the First Selectman and Wade Thomas from Jacobson & Associates regarding the MS4 Stormwater General Permit Compliance. A Memorandum dated 5/16/19 from Wade Thomas to the First Selectman was distributed to Commission members for review and comment. When the regulation is written it will need to be adopted by all towns.

A list of administrative permit issued in the past month were distributed to members.

Zoning Enforcement Officer Position: Chairman Edgerton noted that the proposal is to form a five person committee to review and fill the position of Zoning Enforcement Officer. The Committee would consist of the two officers from the Planning & Zoning Commission, the First Selectman, Torrance Downes from River COG, and Christine Costa, Chairman of the Certification Committee of the Conn. Association of Zoning Enforcement Officials (CAZEO) and Old Saybrook ZEO. Vice Chair Ben Whelan was asked to serve with Chairman Edgerton. Ben Whelan referred to Section 8.1 of the Zoning Regulations. He noted that he also made some inquiries and was referred to CME who is working with zoning enforcement and planning in Essex and Clinton. Ben distributed to members information on CME's Planning Services. Detailed discussion took place. First Selectman Angus McDonald noted that he suggested the five person committee after speaking with the River COG and other towns. The Committee would have the responsibility of interviewing applicants and proposing candidates to be interviewed by the Commission. The position is currently listed on CAZEO's list serve. The CME information will be provided to the Committee. A motion was made by Jonathan Kastner and seconded by Janet Edgerton to proceed with the proposed committee of five, including the Chairman and Vice Chairman, who would do the initial interviewing of candidates and the committee will advise when there is a group to bring to the Commission. The Commission will be able to review all relevant research and resumes. The Town belongs to the River COG. Action on Motion: Voted Unanimously.

Regulations Committee: Jane Samuels noted that there was discussion at the committee meeting regarding environmental issues, traffic studies, and maps/surveys. The Chairman noted that the purpose of the Committee is to review current regulations and regulations to be proposed in the future. Traffic studies are not part of zoning. Overlay zones or floating zones will be discussed. The previous floating zones proposal was discussed. Chairman Edgerton noted that the River COG is reaching out to Towns and creating a spreadsheet on floating zones. A member asked the committee to review the definition of the Harbor District.

7. A motion was made by Jonathan Kastner and seconded by Janet Edgerton to adjourn at 8:34 p.m. Voted Unanimously.

Respectfully submitted
Nancy Howard, Recording Secretary