

**Planning & Zoning Commission  
Regulations Committee - Village District Sub-Committee**

**Minutes - January 8, 2009**

Present: Torrance Downes, Janet Edgerton, Nancy Fischbach, Cathie Jefferson

Absent: Sally Carlson-Crowell, Nancy Cohn, Peter Howard, Richard King, Charlotte Lazor, Mary Luscomb, Katie Russell, Bill Stamm, Jane Samuels

The meeting convened at 4:00 p.m. in the Main Meeting Room at Deep River Town Hall.

Although there were only four sub-committee members present, those present decided to proceed in the interest of getting the process going again after a three month hiatus.

Continuing what was started at the October meeting, the subcommittee considered the uses and lot standards for each of the three village districts, looking how they relate to each other. The Village Commercial and Village Residential uses and lot standards had been revised at the Oct. 1<sup>st</sup> meeting, and the Village Mixed uses and lot standards (as of 9/11/08) were changed as follows. Note: Since it is not known whether the Village Mixed Use district would include lots which do not front on Main Street, provisions were made in case it ultimately does.

Changes to Village Mixed Uses - Uses

- Two-family Residence, permit by AZP (administrative permit)
- Multi-family Residence, permit by SxP (Special permit), north of High Street and fronting Main Street only, with Special Standards to be developed
- Preparation or food processing with sale ... on premises and distribution, permit by SxP
- Food Preparation for retail, on-site sale, permit by SP (Site Plan) with existing special standards and those to be developed, especially as to distribution/delivery trucks
- Rental of tools, light machinery, and equipment, deleted
- Medical Offices, permit by SP with special standards to be developed
- Real Estate Offices, permit by AZP for parcels fronting Main St., permit by SPA if not fronting Main St.
- Mixed Use Buildings, deleted as discussed at previous meeting
- Public Parking Lot, in accordance with regulations of Section 11, permit by SPA
- Group Home/Halfway House, permit by SPA, with Cathie to check with P&Z attorney regarding degree to which such uses can be regulated

Changes to Village Mixed Use – Lot Requirements

- Leave 70' lot width (at street line) for lots fronting Main St., but increase it to 100' for lots off Main
- Increase Rear Yard from 20' to 25'
- Change Building Rectangle to 70 x 100 for lots fronting Main St., and to 100 x 100 for lots not fronting on Main St.
- Leave Lot Coverage of All Structures at 40% for lots fronting Main St., but decrease it to 30% for lots off Main St.
- Leave Impervious Coverage at 60% for lots fronting Main St., but decrease it to 50% for lots off Main St.
- Decrease the Structure Footprint to 3,500 SF for lots fronting Main St. and to 2,500 for lots off Main St.

In addition, the Village Commercial Lot Requirements were corrected, changing the Building Rectangle to 70 x 100 to properly reflect the 70 foot Lot Width standard.

It was agreed that the next meeting should concentrate on the design standards.

A discussion followed regarding the lack of attendance and the lack of response to Nancy's email of January 2<sup>nd</sup>. Assuming that conflicts prevented some to attend the meeting, those present proposed changing the future meeting date to the 2<sup>nd</sup> MONDAY every month at 3:30 in an effort to accommodate more sub-committee members.

*Next Meeting: Monday, February 9, 2009 at 3:30 p.m., Deep River Town Hall*

Respectfully submitted,  
Nancy Fischbach  
1/14/09