

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, November 17, 2011 at the Deep River Town Hall Auditorium was called to order at 7:30 p.m. Members present: Leigh Balducci, Janet Edgerton, Nancy Fischbach, Jonathan Kastner, Jane Samuels, Tom Walsh, and Alternate David Basilone. Absent: Alternate John Attridge. Also present: Cathie Jefferson (ZEO), Nancy Howard (Recording Secretary), Roger Ross.

2. Approval of Minutes: A motion was made by Nancy Fischbach and seconded by Janet Edgerton to approve the minutes of the regular meeting of October 20, 2011 with the following amendments: (a) page 2, add the following sentence prior the motion: "Mr. Kleban confirmed that the door near Main Street would not be used other than as an emergency exit."; (b) #8, change Central Row to Veterans Memorial Lane and amend last sentence ". . . and possibly add a pedestrian walkway towards the Town Hall." Voted Unanimously.

3. Payment of Bills: The following bills were received: Nancy Howard, clerical services, \$209.51; and Hartford Courant, legal advertising, \$27.72; and Howard and McMillan, legal fees, \$2,529.00. A motion was made by Nancy Fischbach and seconded by Jane Samuels to approve payment of the bills as presented. Voted Unanimously.

4. Correspondence: Secretary Janet Edgerton noted receipt of the following correspondence: (a) Copy of letter dated November 7, 2011 from R.E. Leighton, Building Official to Alan and Laura Mizejeski regarding property at 47 Plains Road; (b) Copy of letter dated November 11, 2011 from R.E. Leighton, Building Official to Russell Dennis and Swan Dennis regarding property at 125 Main Street.

5. Application #74, Roger Ross, 17 Lobb Lane: A public hearing was held immediately prior to this meeting on Application #74, Application for Special Permit by Roger Ross for the purpose of a 25'x30' one story addition creating a total of 4725 sq. ft. A motion was made by Nancy Fischbach and seconded by Janet Edgerton to approve waivers in accordance with Section 9.2.1 of Section 9.5.2(2)b(ii)(c) regarding contours in as much as the land is not being disturbed or impacted. Voted Unanimously. A motion was made by Nancy Fischbach and seconded by Jane Samuels to approve Application #74 for 17 Lobb Lane together with the waivers previously approved. Voted Unanimously.

6. Robert Sassi, 181 Main Street (Map 57, Lot 115): A letter dated November 9, 2011 was received from Robert Sassi requesting a one year extension to complete the project on the second floor at 181 Main Street. ZEO Jefferson noted that there is nothing in the new Regulations that would affect the project. A motion was made by Nancy Fischbach and seconded by Janet Edgerton to approve a one year extension for Special Permit Application #66 and #66A. Kastner abstained. Approved.

7. Audience: None

8. Reports: (a) ZEO: ZEO Jefferson submitted a monthly report dated November 17, 2011, together with a list of permits issued in October. The modifications at Adams Supermarket are almost complete. Two light fixtures are remaining to be installed in the parking lot. The following are enforcement actions: (a) A second story addition on Plains Road without obtaining permits; and (b) sandwich board signs on the sidewalk and light pole at Kariann Price Designs. Additional signs are also currently at Dunkin Donuts and Deep River Sports Academy. Signage will be enforced and permits are required. Nancy Fischbach will draft an informational letter to the merchants regarding the sign regulations.

(b) Attorney: ZEO Jefferson noted that the brief on behalf of the Commission in the Prisley appeal has been filed, after an extension due to the power outage.

(c) Engineer: No report.

(d) Planning/Regulations: Nancy Fischbach noted that the Committee will be meeting on December 12, 2011 at 3:30 p.m.

(e) Chairman: Chairman Kastner noted that there may be someone interested in the bistro on Main Street for a family restaurant.

9. 2012 Meeting Schedule: A motion was made by Nancy Fischbach and seconded by Jane Samuels to approve the 2012 meeting schedule for meetings to be held on the third Thursday of each month with the exception of December, which will be the second Thursday. Kastner abstained. Approved.

10. Executive Session: No executive session was held.

11. A motion was made by Jane Samuels and seconded by Nancy Fischbach to adjourn the meeting at 8:12 p.m. Voted Unanimously.

Respectfully submitted,

Nancy J. Howard

Recording Secretary