

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, January 19, 2012 at the Deep River Town Hall was called to order at 7:30 p.m. Members present: Leigh Balducci, Janet Edgerton, Jonathan Kastner, Jane Samuels, and Alternate David Basilone. Absent: Nancy Fischbach, Tom Walsh, Alternate John Attridge. Also present: Cathie Jefferson (ZEO), Nancy Howard (Recording Secretary), Margot Burns, John Kennedy, Thomas Quackenbush, Joseph Shea, and Donald Carlson. Chairman seated alternate David Basilone for absent member.
2. Margot Burns from Connecticut River Regional Estuary Regional Planning Agency (CRERPA) was present to discuss forest land in the region. Congress had asked the forest service to work with private forest owners. Mrs. Burns reviewed a Resource Assessment and Strategy prepared by Helene Hochholzer, Conn. Forest Planner, in 2010, which finds that 59% of Connecticut is covered by forest with 73% of the forest being privately owned. There is concern because core forest is being lost in the state. Ms. Burns noted that she is working with Tom Worthly, a forester from the Haddam Extension Service. A report on “Wildlands and Woodlands - A Vision of the New England Landscape” has been provided to the Town Hall and Library and is also available online. Ms. Burns noted that a survey for the Lower Connecticut River and Coastal Forest Stewardship initiative was sent to private forest land owners. The survey results were reviewed. Surveys were sent to 71 residents in Deep River and 6 responses were received. She noted that the next steps are workshops and community outreach. Mr. Worthly has inventoried a 150 acre parcel of land adjacent to the Haddam Elementary School and prepared a draft management plan. Ms. Burns noted that Mr. Worthly has met with a teacher at Valley Regional High School who would like to pursue a similar effort. A meeting with the school board will be held on February 14th. Support for the project may be expressed to the Superintendent of Schools. Ms. Burns reviewed a “Planned Menunketesuck Greenway” plan extending the greenway corridor from the Stewart B. McKinney National Wildlife Refuge in Westbrook and proceeding north through the state. The Metacomet Monadnock Mattabessett Trail System goes all the way to New Hampshire. Also reviewed was “The Lower Connecticut River and Coastal Forest Stewardship Initiative and the Menunketesuck - Cockaponset Regional Greeway” plan. Commission members discussed altering the boundaries identified in Deep River. Ms. Burns noted that as a state and regional greenway, a resolution would need to be passed by the Board of Selectmen in each town and added to the Plan of Development. John Kennedy, on behalf of the Deep River Land Trust, recommended holding a joint meeting regarding the greenway with the Land Trust, Conservation and Inland Wetlands Commission, and the Planning & Zoning Commission.
3. Approval of Minutes: A motion was made by Jane Samuels and seconded by Janet Edgerton to approve the minutes of the regular meeting of December 15, 2011 as printed. Voted Unanimously.
4. Payment of Bills: The following bills were received: Nancy Howard, clerical services, \$104.25; and Hartford Courant, legal advertising, \$127.76. A motion was made by Jane Samuels and seconded by Janet Edgerton to approve payment of the bills as presented. Voted Unanimously.
5. Correspondence: Secretary Janet Edgerton noted receipt of the following correspondence: (a) Connecticut Federation of Planning and Zoning Agencies winter newsletter; (b) memo dated January 9, 2012 from the First Selectman for preparation of the next fiscal year’s budget.
6. Karen Katen, 252 River Rd., Special Permit Application #75: ZEO Jefferson noted that she has withdrawn the application because the exemption for the Gateway District is in Section 10.3 of the regulations. The Katen property is not visible from the river and falls under the exemption.

7. Richard and Margaret Larom, 1 Cedar Swamp Rd. (Map 20, Lot 9), Special Permit Application #76: An application for special permit was received from Richard and Margaret Larom for the purpose of an accessory one bedroom apartment above the garage. Thomas Quackenbush was present on behalf of the applicant. Mr. Quackenbush submitted copies of the approval from the Conn. River Area Health District dated 1/9/12. The two story garage is being replaced due to tree damage in the hurricane. A motion was made by Janet Edgerton and seconded by Jane Samuels to schedule a public hearing for Application #76 on February 16, 2012 at 7:00 p.m. Voted Unanimously.

8. MSB Holdings, 104 Main Street (Map 56, Lot 27), Special Permit Application #77: An application was received from AJ Shea Construction for the purpose relocating the two existing first floor rental apartments to the new second floor and the first floor would be a commercial retail use. Joseph Shea was present on behalf of the application. ZEO Jefferson noted that the application granted last summer was for the purpose of adding the second floor when the tenant was going to be away with the intent of the applicant returning for a permit for the use of the second floor with the first floor space being turned into a commercial use. Joseph Shea stated that there had been two apartments on the first floor; one of them was vacant. Mr. Shea noted that the top of the building was cut off and a second floor was built. When the construction was completed an application was made to the Building Department for the apartments on the second floor and a TCO was issued a couple weeks ago. Mr. Shea stated that he did not realize he had to return to Planning & Zoning for a permit. Last year the Commission was not aware there were two apartments on the first floor. The ZEO noted that the apartments may be rearranged but not increased. Stairs will be built for outside access to the second floor. A motion was made by Janet Edgerton and seconded by Jane Samuels to schedule a public hearing for Application #77 on February 16, 2012 at 7:00 p.m as item #2 on the agenda. Voted Unanimously.

9. Mislick Property, 1000 Industrial Park Road: Don Carlson was present for preliminary discussion regarding the Mislick property at 1000 Industrial Park Road. He presented a map showing the building that had collapsed last year. The parcel has legal frontage on Industrial Park Road which is wetlands. The driveway access to the parcel is over an easement next to the Teague Moyer property. Mr. Carlson stated that someone is interested in purchasing the property and would like to use the existing driveway for access. ZEO Jefferson noted that the Commission has interpreted the regulations to not allow access for a business over an easement. Mr. Carlson noted that the wetlands near the owned frontage had been filled in for the town building. A special permit application would be required for a change of use. ZEO Jefferson will ask Attorney Howard for an opinion about the access.

10. Audience: None

11. Reports: (a) ZEO: ZEO Jefferson noted one permit was issued. ZEO Jefferson has provided Margot Burns with the village district information in order to generate an updated zoning map.

(b) Attorney: No report.

(c) Engineer: No report.

(d) Planning/Regulations: No report

(e) Chairman: No report.

12. Executive Session: No executive session was held.

13. A motion was made by Jane Samuels and seconded by Janet Edgerton to adjourn the meeting at 9:17 p.m. Voted Unanimously.

Respectfully submitted,
Nancy J. Howard
Recording Secretary