

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, April 19, 2012 at the Deep River Town Hall was called to order at 7:35 p.m. Members present: Leigh Balducci, David Basilone, Janet Edgerton, Jonathan Kastner, Jane Samuels, Tom Walsh. Absent: Nancy Fischbach and Alternate John Attridge. Also present: Cathie Jefferson (Zoning Enforcement Officer), and Ben Whalen.
2. Approval of Minutes: A motion was made by Janet Edgerton and seconded by Jane Samuels to approve the minutes of the regular meeting of March 15, 2012 as printed. Voted Unanimously.
3. Payment of Bills: The following bills were received: Howard and McMillan regarding Lerner \$1,163.50; and Nancy Howard, clerical services, \$218.93. A motion was made by Jane Samuels and seconded by Leigh Balducci to approve payment of the bills as presented. Voted Unanimously.
4. Correspondence: No correspondence was received.
5. Zoning Regulation Amendments: A public hearing was held immediately prior to this meeting on proposed Commission sponsored amendments to the Deep River Zoning Regulations to the following sections: (a) correct references throughout the Regulations; (b) Section 2, Definitions; (c) Section 3, Zoning Districts; (d) Section 4, Districts and Schedule of Uses; (e) Section 7A, Additional Standards Specific for Districts and Zones; (f) Section 9, Site Plans; (g) Section 12, Landscaping, Screening and Buffer Areas; (h) Section 13, Signs; and (i) Schedules 5.5 and 5.6. A motion was made by Janet Edgerton and seconded by Jane Samuels to approve the amendments to the Zoning Regulations as presented at the public hearing. Voted Unanimously.
6. Sean Scott, 22 Kelsey Hill Road (Map 59, Lot 6): An application for Special Permit was received from Sean Scott for the purpose of creating accessory apartment in the existing one family house. WEO Jefferson noted that the applicant was unable to attend this meeting. There will be no changes to the existing footprint. A motion was made by Janet Edgerton and seconded by Jane Samuels to receive Application #78, Application for Special Permit by Sean Scott, 22 Kelsey Hill Road, and schedule for public hearing on May 17, 2012 at 7:15 p.m. Voted Unanimously.
7. Dan Bednarz, 21 Doane Road: An application for Special Permit was received from Dan Bednarz for the purpose of an addition in the Gateway zone bringing the structure to over 4,000 sq ft. Mr. Bednarz noted that he is proposing to add a sunroom and entrance to the garage which has been converted to living space for his mother-in-law. The property runs to the river but is barely visible. A motion was made by Jane Samuels and seconded by Janet Edgerton to receive Application #79, Application for Special Permit by Dan Bednarz, 21 Doane Road, and schedule for public hearing on May 17, 2012 at 7:15 p.m. Voted Unanimously.
8. Audience: None

9. Reports: (a) ZEO: The ZEO report dated 4/19/12 was received addressing the following matters:

(1) Attorney Howard has advised that the Prisley appeal is scheduled for May 1st.

(2) Ray Gallioti from Eve's Addiction on Grove Street is proposing a possible addition to the existing building. The property has always been village industrial, however, last November it became Village Residential. The proposal would be an expansion of the pre-existing non-conforming use. Expansion for additional space would be allowed. Expansion of use would not be allowed. There are wetlands on the property which would require an application to the Conservation and Inland Wetlands Commission.

(3) The property located at 444 Main Street has been purchased by George Bartlett, who is proposing a used car and repair shop. Section 7B of the Regulations states that the frontage for such a use is required to be 150 feet. The existing frontage of the property is 140 feet. The owner is planning on going before the ZBA with an application for variance of the frontage and location approval for a car dealership repair shop. Concerns were raised about the proposal. ZEO Jefferson noted that she has spoken with Attorney Howard regarding this matter.

(4) ZEO noted that she has a new computer and the GIS software is no longer compatible. Updated software may need to be purchased.

(b) Budget: Jonathan Kastner reviewed the status of the current budget.

(c) Membership: The Board of Selectmen will be considering the appointment of Ben Whalen to the Commission.

(d) Planning/Regulations: The Commission discussed proceeding with the additional amendments to the Regulations. A motion was made by Jane Samuels and seconded by Janet Edgerton to schedule a public hearing on June 21, 2012 at 7:15 p.m. on the following proposed amendments to the Zoning Regulations: (a) Section 4, additions to Schedule of Uses; (b) Section 7B, Additional Standards Specific for Uses; (c) Section 11, Parking; (d) Section 14.4 Gateway Conservation Zone Regulations; and (e) Section 7B.12 Accessory Apartments. Voted Unanimously.

10. Executive Session: No executive session was held.

11. A motion was made by Jane Samuels and seconded by Leigh Balducci to adjourn the meeting at 8:10 p.m. Voted Unanimously.

Respectfully submitted,

Nancy J. Howard

Recording Secretary