

## 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 17, 2012 at the Deep River Town Hall was called to order at 7:35 p.m. Members present: David Basilone, Janet Edgerton, Jonathan Kastner, Jane Samuels, and Tom Walsh. Absent: Leigh Balducci, Nancy Fischbach and Alternate John Attridge. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), Ben Whalen, Sarah Denegre, Sean Scott, Raymond Galeotti.
2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Janet Edgerton to approve the minutes of the regular meeting of April 19, 2012 as printed. Voted Unanimously.
3. Payment of Bills: The following bills were received: Howard and McMillan regarding Lerner \$3,157.00; Hartford Courant, legal advertising, \$142.56; Nancy Howard, clerical services, \$291.90. A motion was made by Jane Samuels and seconded by Tom Walsh to approve payment of the bills as presented. Voted Unanimously.
4. Correspondence: Secretary Edgerton noted receipt of the following correspondence: (a) Copy of letter dated 5/7/12 from ZEO Jefferson to Robert Bradway Valley Railroad Company regarding storage of railway cars on leased railroad property at 154 River Street; (b) copy of letter dated 4/30/12 to Selectman's office from Theodore and Gail Batko regarding severe erosion at the low flow line of the metal cross culvert of the Deep River at Plains Road.
5. Sean Scott, 22 Kelsey Hill Road (Map 59, Lot 6): A public hearing was held immediately prior to this meeting on the application for Special Permit from Sean Scott for the purpose of creating accessory apartment in the existing one family house. A motion was made by Jane Samuels and seconded by Tom Walsh to approve Application #78 by Sean Scott as submitted. Voted Unanimously.
6. Dan Bednarz, 21 Doane Road: A public hearing was held immediately prior to this meeting on the application for Special Permit by Dan Bednarz for the purpose of an addition in the Gateway zone bringing the structure to over 4,000 sq ft. A motion was made by Janet Edgerton and seconded by Jane Samuels to approve Application #79, by Dan Bednarz as submitted. Voted Unanimously.
7. Raymond Galeotti, 16 Grove Street: An application for Special Permit/Type 2 Site Plan Review was received from Raymond Galeotti for the purpose of building a 8,400 s.f. addition to a light industrial building with three additional parking spaces. Raymond Galeotti noted that he purchased the property five years ago and the business has now outgrown the existing building and he proposes an addition in order to stay at the site. ZEO Jefferson noted that it is an expansion of a nonconforming use. The application has been forwarded to the Commission engineer for review. The Commission discussed holding a site walk of the property. The property is located in a residential area. A site walk was scheduled for Wednesday, May 23<sup>rd</sup> at 7:15 p.m., weather permitting. A motion was made by Tom Walsh and seconded by Janet Edgerton to receive Application #80 by Raymond Galeotti and to schedule a public hearing for June 21, 2012 at 7:00 p.m. Voted Unanimously.

8. Audience: Sarah Denegre expressed interest in joining the Commission. She will submit a letter to the First Selectman.
9. Reports: ZEO: The ZEO report dated 5/17/12 was received addressing the following matters:
- (1) Copies were distributed to members of a section from materials obtained at a Land Use Law Seminar sponsored by the Connecticut Bar Association pertaining to “Lawful Intensification or Unlawful Expansion”. References are made to case law showing the difference between the expansion of nonconforming use and legal intensification.
  - (2) ZEO Jefferson noted that she will advise Mr. Galeotti that the proposal will have to appear before the Design Advisory Board.
  - (3) A complaint had been received about the Valley Railroad storing railroad cars at the Deep River Station. Mr. Edgerton noted that the cars were temporarily stored at the Deep River Station for two weeks during the Thomas event. The cars have since been removed.
  - (4) The ZBA will be holding a public hearing in June on the application by Gil Bartlett for a variance of the frontage requirements for a car repair/dealership at 444 Main Street. Attorney Howard will be attending the hearing representing the Planning and Zoning Commission.
  - (5) The hearing on the Prisley appeal took place on May 1<sup>st</sup>. After the hearing Mr. Prisley filed a grievance against Judge Aurigemma, who has since recused herself from the case. The case has been reassigned and will be re-tried.
  - (6) Margot Burns from CRERPA has completed the new zoning map, which includes the village districts.
10. Executive Session: No executive session was held.
11. A motion was made by Jane Samuels and seconded by Janet Edgerton to adjourn the meeting at 8:37 p.m. Voted Unanimously.

Respectfully submitted,  
*Nancy J. Howard*  
Recording Secretary