

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, August 16, 2012 at the Deep River Town Hall was called to order at 7:52 p.m. immediately following a duly called public hearing. Members present: David Basilone, Janet Edgerton, Jonathan Kastner, Jane Samuels, Tom Walsh, Alternate John Attridge, Alternate Sara Denegre, and Alternate Ben Whelan. Absent: Leigh Balducci. Also present: Nancy Howard (Recording Secretary), Andrea Chiappa. Chairman seated Alternates John Attridge and Ben Whelan for absent members.
2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Tom Walsh to approve the minutes of the regular meeting of July 19, 2012 as printed. Voted Unanimously. A motion was made by Jane Samuels and seconded by Tom Walsh to approve the minutes of the public hearing of July 19, 2012 as printed.
3. Payment of Bills: The following bills were received: Howard and McMillan regarding Prisley Appeal, Bartlett ZBA, Galeotti \$1,748.00; Hartford Courant, legal advertising, \$138.60; and Nathan Jacobson & Associates, regarding 16 Grove Street, \$137.85. A motion was made by Jane Samuels and seconded by Tom Walsh to approve payment of the bills as presented. Voted Unanimously.
4. Correspondence: The following correspondence was received: (a) ZBA Notice of Hearing to be held on 8/21/12 regarding application by Ronald and Pamela Garner, 14 Tower Hill Road.
5. Andrea Chiappa, 246 Main Street: A public hearing was held immediately prior to this meeting on Application #81, Application for Special Permit/Type I Site Plan by Andrea Chiappa for the purpose of opening three businesses, a women's clothing store, flower shop, and cupcake shop and café, at 246 Main Street (Map 57, Lot 88). A motion was made by Janet Edgerton and seconded by Tom Walsh to approve Application #81, Application for Special Permit/Type 1 Site Plan Review by Andrea Chiappa for the purpose of opening three businesses, a women's clothing store, flower shop, and cupcake shop and café at 246 Main Street. Discussion followed. Commission members reviewed the ZEO report dated 8/13/12, who recommended that as a condition of approval the accesses onto Union Street would remain blocked as proposed and that an application may be submitted to the Commission to amend the plan in order to open the accesses. The applicant had indicated that she would prefer to leave an access to Union Street open. After discussion, the motion was amended by Janet Edgerton and Tom Walsh to approve Application #81 subject to the condition that the accesses onto Union Street remain blocked as proposed and that an application to this Commission to amend the plan be required to open those accesses. Voted Unanimously.
6. Audience: None

7. Reports: (a) ZEO: A report dated 8/13/12 was received from the ZEO regarding the following matters: (a) There has been a breach of the retaining wall close to the Connecticut River at 25 Brockway Ferry Road. A report is expected from the owner's engineer; (b) preliminary discussion has been held regarding possible improvements to the Whistle Stop building; (c) A cease and desist order has been issued for 92 West Bridge Street; (d) Property owner at 43 Village Street is in the process of removing unregistered motor vehicles.

(b) Chairman: Chairman Kastner noted that every retail space is occupied in Deep River with the exception of the new space being created on North Main Street. The legal notice has been posted for bids for the remaining stretch of brick sidewalks to be installed down to Devitt Field. The Village Street bridge project is ahead of schedule. An open house of the Town Hall will be held on Family Day.

Two items will be added to the agenda of the next regular meeting. One is appointment of Vice Chairman; and the second is discussion of possible appointment of Bruce Edgerton to Commission in order to act as the Commission's representative to the new committee for the regional planning agency.

8. A motion was made by Janet Edgerton and seconded by John Attridge to adjourn the meeting at 8:22 p.m. Voted Unanimously.

Respectfully submitted,
Nancy J. Howard
Recording Secretary