

PLANNING AND ZONING COMMISSION

TOWN OF DEEP RIVER, CONNECTICUT

Town Hall

174 Main Street

Deep River, Connecticut 06417

A **public hearing** 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 7:30 p.m. 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, Julianna Pizansio, Neil and Jane Hamblett.

Secretary Edgerton read the call of the meeting published in The Hartford Courant on August 3 and 10, 2012.

PURPOSE: To accept evidence for or against, written or oral, approval of 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 (Map 57, Lot 88).

Presentation by Applicant: The applicant, Andrea Chiappa, noted that the purpose of the proposal is to open three businesses at 246 Main Street. The businesses will be a dress shop (My Fair Lady), flower shop (Flowers Forever), and cupcake shop and café (Sissy's Cupcakes and Café). Ms. Chiappa discussed the proposed businesses. Jane and Neil Hamblett and Julianna Pizansio, who will be working with Ms. Chiappa with the businesses were also present. Ms. Chiappa noted that the outside of the building is staying the same with only some repairs being made to the roof and painting of the building. The dress shop will be located in the space closest to Main Street.

Questions from Commission: David Basilone asked why the accesses from Union Street are both being proposed to be blocked. Ms. Chiappa noted that it was part of a previous draft proposal prepared by another individual for the property and carried over into her proposal on the plan prepared by Donald Carlson. Detailed discussion took place regarding the accesses. Ms. Chiappa noted that she would prefer to have driveway openings on both Union and Main Streets. Commission members also indicated a preference of having at least one driveway opening on both Union and Main Streets.

Correspondence: A memo dated 8/13/12 was received from ZEO Cathie Jefferson with comments regarding the application. The ZEO memo addresses the existing accesses onto Union Street proposed to be blocked for temporary parking. The ZEO suggests that there be a condition of approval that the accesses remain blocked and the applicant may apply to amend the plan to open the accesses.

Public Speaking in Favor or Against Application: None

A motion was made by Janet Edgerton and seconded by Jane Samuels to close the hearing on Application #81 at 7:51 p.m. Voted Unanimously.

Respectfully submitted,

Nancy J. Howard

Recording Secretary