

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, March 20, 2014 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, Tom Walsh, Ben Whalen, and Alternates Bruce Edgerton and Sara Denegre. Absent: David Basilone, Alternate William Burdick. Also present: Cathie Jefferson (Zoning Enforcement Officer) and Nancy Howard (Recording Secretary). Chairman seated Alternate Sara Denegre for the absent member.
2. Approval of Minutes: A motion was made by Jane Edgerton and seconded by Jane Samuels to approve the minutes of the regular meeting of February 20, 2014 as printed. Voted Unanimously.
3. Payment of Bills: The following bills were received: Howard McMillan & Tycz, LLC, legal services regarding Galeotti, \$93.00; Hartford Courant, legal advertising, \$92.12; Nancy Howard, clerical 45 ½ hours and postage reimbursement \$6.49. A motion was made by Jane Samuels and seconded by Leigh Balducci to approve payment of the bills as submitted. Voted Unanimously.
4. Correspondence: Janet Edgerton noted receipt of the following correspondence: (a) ZEO Jefferson issued a Cease and Desist on March 17, 2014 to Catherine Jaouen and Cheryl Reynolds regarding unregistered motor vehicles on property at 33 Melody Ridge Road; (b) letter dated 2/24/14 from ZEO Jefferson to Jeffrey Doran regarding unregistered motor vehicles on property at 46 Bridge Street; (c) Notification that Smith & Wesson Corp. is taking over Tri-Town Precision Plastics, Inc.; (d) Notification of ZBA meeting scheduled for March 18, 2014 for consideration of settlement from George Bartlett regarding lawsuit concerning property at 444 Main Street. It was noted that the ZBA meeting was cancelled; (e) letter dated 2/24/14 from ZEO Jefferson to Mrs. Daniel Cretens regarding unregistered motor vehicles on property at 106 Rattling Valley Road.
5. Richard Pytlik, Bokum Road: An application, Application #108, was received from Richard Pytlik for a minor two lot subdivision on property on Bokum Road (Map 50, Lot 3). ZEO Jefferson noted that Health District and fire protection plan approvals are still needed. The existing parcel has access from Bokum Road in two locations and from Union Street. A portion of the property is in Chester. Notification of the application will be sent to Chester. The proposal is to cut out one piece on Bokum Road. Donald Carlson will make a presentation at the next regular meeting at which time the additional documentation from the Health District and fire protection plan should be received.
6. Zoning Regulation Amendment: Commission members reviewed a proposed amendment to Zoning Regulations Section 7B.8, Gasoline Stations, Motor Vehicle Dealerships and Motor Vehicle Repair Services (copy attached). One portion of the amendment removes the 150 foot frontage, which was an issue with the application by George Bartlett. The Zoning Regulations do

not allow for granting of use variances. The proposed regulation amendment was discussed. A motion was made by Jane Samuels and seconded by Janet Edgerton to schedule a public hearing on Thursday, May 1, 2014 at 6:00 p.m. for the proposed amendment to Section 7B.8 of the Zoning Regulations with a special meeting immediately following for action on the proposed amendment. Voted Unanimously.

7. Audience: None

8. Reports: (a) ZEO: ZEO Jefferson reported on the following matters:

(i) Two letters and one cease and desist have been issued to homeowners regarding unregistered motor vehicles.

(ii) Ron Prisley appeared before Small Claims Court on Monday. A decision is pending. An application may be resubmitted to the Commission.

(iii) A call was received from an individual about purchasing the Mislick subdivision on Kelsey Hill Road.

(iv) No administrative permits have been issued since December.

9. A motion was made by Jane Samuels and seconded by Leigh Balducci to adjourn the meeting at 8:07 p.m. Voted Unanimously.

Respectfully submitted,
Nancy J. Howard
Recording Secretary

Proposed Amendment to Zoning Regulations

Public Hearing: May 1, 2014 at 6:00 p.m., Deep River Town Hall

7B.8 GASOLINE STATIONS, MOTOR VEHICLE DEALERSHIPS AND MOTOR VEHICLE REPAIR SERVICES, as defined by State Statutes and where permitted, shall be consistent with the following additional standards:

7B.8.1 Previous approval of location has been granted by the Zoning Board of Appeals of the Town of Deep River, Connecticut;

7B.8.2 The use is no less than two hundred (200) feet from any school, church, hospital, or place of assembly; said distance to be measured in a straight line between the nearest points of each of the lots on which the uses are located;

7B.8.3 The minimum "gross lot area" for a gasoline station and a motor vehicle dealership shall be forty thousand (40,000) square feet.

7B.8.4 Entrance and exit driveways shall have an unrestricted width of not less than thirty (30) feet and shall be located no less than thirty (30) feet from any lot line;

7B.8.5 Vehicle lifts or pits and all automotive parts or supplies shall be located within completely enclosed buildings.

7B.8.6 All service or repair of motor vehicles, other than the sale of gasoline or oil, shall be conducted in completely enclosed buildings.

7B.8.7 The storage of gasoline or flammable petroleum in bulk shall be in accordance with all state and local regulations and located no nearer than fifty (50) feet from any property line

7B.8.8 Front and rear yard setbacks shall be fifty (50) feet and side setbacks shall be thirty (30) feet unless bordering residential property and then the setback shall be fifty (50) feet.

7B.8.9 Outside storage of vehicles, automotive or construction, shall be located on a designated paved area with striped spaces the size and location of which shall conform to Section 11 – Off Street Parking and Loading Requirements of these regulations.

7B.8.10 Landscaping, in conformance with Section 12 – Landscaping, Screening and Buffer Areas of these regulations, is required.