

**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 17, 2014 at the Deep River Town Hall was called to order at 7:30 p.m. Members present: Leigh Balducci, David Basilone, Janet Edgerton, Jane Samuels, Tom Walsh, Ben Whalen, and Alternate Bruce Edgerton. Absent: Jonathan Kastner, Alternates William Burdick and Sara Denegre. Also present: Nancy Howard (Recording Secretary), Justin Pytlik, Donald Carlson. Vice Chairman Walsh was Acting Chairman for the meeting. Acting Chairman seated Alternate Bruce Edgerton for the absent member.
2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Bruce Edgerton to approve the minutes of the regular meeting of March 20, 2014 with an amendment to Approval of Minutes showing that Janet Edgerton moved to approve the minutes. Voted Unanimously.
3. Payment of Bills: The following bills were received: Howard McMillan & Tycz, LLC, legal services regarding Prisley \$451.00 and Bartlett ZBA \$186.00; Nathan L. Jacobson & Associates, Inc., develop 2014 unit bond costs, \$32.09; and Connecticut Federation of Planning & Zoning Agencies, annual membership \$90.00. A motion was made by Jane Samuels and seconded by Bruce Edgerton to approve payment of the bills as submitted. Voted Unanimously.
4. Correspondence: Janet Edgerton noted receipt of the following correspondence: (a) letter dated April 16, 2014 from Steven D. Yenco, RS from Connecticut River Area Health District regarding the Pytlik subdivision on Bokum Road.
5. Richard Pytlik, Bokum Road: Application #108, Application for Minor Subdivision by Richard Pytlik of property on Bokum Road (Map 50, Lot 3) was received at the March meeting. Justin Pytlik and Donald Carlson were present. Tom Walsh reviewed the monthly report from the ZEO which indicated that as of April 7, 2014 the Health District review and Fire Protection review were still pending; and that she did not have any concerns as long as both reports came in favorable. The Fire Protection review has not been received at this point. A letter dated April 16, 2014 was received from Steven D. Yenco, RS from Connecticut River Area Health District (CRAHD) which indicated that the results of the soil testing on Lot 1 demonstrate ledge ranging from 37" to 44" in the proposed septic area. CT Department of Public Health (DPH) requires a minimum 48" separation between ledge and the bottom of the leaching field. He also indicated that the property is deemed unsuitable for the sub-surface sewage in its present condition. The letter also indicated that the CT DPH code does allow a lot to be made suitable if a minimum of two feet of naturally occurring soils exist, which is the case on Lot 1. The owner and engineer intend for the placement of select fill. Once the fill is complete, the CRAHD will conduct a percolation test with the engineer and potentially approve the lot for subsurface sewage. Don

Carlson noted that they will ask for conditional approval at the next meeting upon receipt of the fire protection review so that the fill may be placed. Mr. Carlson noted that if the subsurface sewage system is not approved after the fill is placed, then the proposal would not be able to proceed. A motion was made by Jane Samuels and seconded by Janet Edgerton to table action on the application to the next regular meeting. Voted Unanimously.

6. Regulation Amendments: A public hearing on a Commission sponsored amendment to Section 7B.8 of the Zoning Regulations is scheduled for May 1, 2014 at 6:00 p.m.

7. Audience: No comments.

8. Reports: ZEO: Acting Chairman Walsh reviewed the ZEO report dated April 7, 2014.

(a) Dunkin Donuts has received a letter from the State regarding use of the easement area. The requirement will be to keep the row of landscaping hedges at a height of 36" in order to not impede the site line. Construction is expected to start within the month.

(b) Two of the unregistered motor vehicle complaints have been resolved. No response has been received regarding the complaint on Melody Ridge.

(c) An administrative permit was issued for a wraparound porch on Rattling Valley Road.

Planning: Jane Samuels noted that she discussed with Jonathan Kastner the possibility of assigning small sections of the Plan of Conservation and Development to each Commission member to review and present comments at a meeting.

9. A motion was made by Jane Samuels and seconded by Leigh Balducci to adjourn at 7:50 p.m. Voted Unanimously.

Respectfully submitted,

Nancy Howard

Recording Secretary