

**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, June 19, 2014 at the Deep River Town Hall was called to order at 7:30 p.m. Members present: Leigh Balducci, David Basilone, Jonathan Kastner, Janet Edgerton, Jane Samuels, Alternates Sara Denegre and Bruce Edgerton. Absent: Tom Walsh, Ben Whalen, Alternate William Burdick. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), Chairman seated Alternate Bruce Edgerton and Sara Denegre for the absent members.
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 May 15, 2014 as printed. Voted Unanimously.
3. Payment of Bills: The following bills were received: Howard McMillan & Tycz, legal fees regarding general matters and Bartlett ZBA, \$806.00; Hartford Courant, legal advertising, \$47.52; Nancy Howard, clerical services, 22 hours. A motion was made by Jane Samuels and seconded by Janet Edgerton to approve payment of the bills as submitted. Voted Unanimously.
4. Correspondence: Janet Edgerton noted receipt of the following correspondence: letter dated June 10, 2014 from Andrew Morrill, Special Services Section Manager, Bureau of Highway Operations of the Department of Transportation to the Connecticut Water Company indicating that the proposed water main replacement at 447 Main Street is acceptable.
5. Tom Matulaniec, 287 River Road Map 71, Lot 4A: A public hearing was held immediately prior to this meeting on Application #88, Application for Special Permit by Tom Matulaniec for the purpose of a full re-model of the existing home within the existing footprint, future approval for septic if original fails, and addition of second floor not to exceed the existing ridge line. A motion was made by Jane Samuels and seconded by Janet Edgerton to approve Application #88 as presented. Discussion took place on the evidence received at the public hearing. The motion was modified by Jane Samuels, seconded by Janet Edgerton to approve Application #88 with the condition that the applicant shall comply with the letter dated June 19, 2014 from the Connecticut River Gateway Commission. Voted Unanimously.
6. George G. Bartlett, 444 Main Street (Map Lot): A public hearing is scheduled for July 17, 2014 at 7:00 p.m. on Application #90 by George Bartlett. ZEO Jefferson noted that she had sent her initial review letter to the applicant, has met with Don Carlson, and the applicant is working on bringing the proposal into compliance.
7. Bradford & Tracy Hardy, 20 Hemlock Drive: Application #109, Application for a two lot re-subdivision was received from Bradford and Tracy Hardy for property located at 20 Hemlock Drive. Attorney Terrance Lomme, on behalf of the applicant, noted that a revised plan will be submitted. After meeting with the Conservation and Inland Wetlands Commission (CIWC), the wetlands crossing is being relocated. An application is pending before the CIWC. Attorney

Lomme noted that the proposal is for a two lot re-subdivision of an 11 acre parcel. Approval has been received from the Health District. Angus McDonald will be preparing a revised plan. A motion was made by Bruce Edgerton and seconded by Jane Samuels to accept Application #109 from Bradford and Tracy Hardy and schedule a public hearing on July 17, 2014 at 7:00 p.m. as item #2. Voted Unanimously.

8. Reports: ZEO: ZEO Jefferson reported on the following matters:

(a) An application for minor subdivision of the Olson property on Winthrop Road is expected to be received for the next regular meeting.

(b) The enforcement action for property at 33 Melody Ridge has been referred to the Commission Attorney.

(c) Amy Petrone will be inserting the zoning amendments approved in the past year into the Zoning Regulations.

Regulations/Planning Committee: The Committee will meet in September to review the Plan of Conservation and Development for possible revisions.

9. Executive Session: A motion was made by Jane Samuels and seconded by David Basilone to enter into Executive Session at 8:07 p.m. regarding pending litigation. Voted Unanimously. The regular meeting resumed at 8:15 p.m. Chairman Kastner noted that there was discussion only and no action or votes were taken.

10. Other Business: Members discussed the importance of regular members having experience running a meeting.

11. A motion was made by Jane Samuels and seconded by Janet Edgerton to adjourn at 8:20 p.m. Voted Unanimously.

Respectfully submitted,
Nancy J. Howard
Recording Secretary