

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, July 17, 2014 at the Deep River Town Hall was called to order at 7:05 p.m. by Acting Chairman Walsh. Members present: Leigh Balducci, Jonathan Kastner, Janet Edgerton, Jane Samuels, Tom Walsh, Ben Whalen, Alternates Sara Denegre and Bruce Edgerton. Absent: David Basilone, Alternate William Burdick. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary). Vice Chairman Tom Walsh was Acting Chairman. Acting Chairman Walsh seated Alternate Bruce Edgerton for David Basilone. Jonathan Kastner recused himself for the public hearing.

Secretary Janet Edgerton read the call of the meeting published in The Hartford Courant on July 4 and 11, 2014.

I. PURPOSE: To accept evidence for or against, written or oral, approval of Application #90, Application for Special Permit and Type 2 Site Plan by George G. Bartlett, Jr. for the purpose of use of part of existing building and land for motor vehicle dealership and repair (used) on property at 444 Main Street, Deep River (Map 59, Lot 9).

Correspondence: Secretary Janet Edgerton noted receipt of the following correspondence for the record:
(1) Letter dated 7/14/14 from Attorney John S. Bennet with clarification of the Statement of Use.
(2) ZBA minutes of 7/8/14 noting approval of variances.
(3) Letter dated 7/16/2014 from Joseph M. Dillon, P.E. from Nathan L. Jacobson & Associates.
(4) Memo from ZEO Cathie Jefferson with review of Application #90.
(Ben Whelan arrived at this time)

Presentation by Applicant: Attorney John S. Bennet noted that Don Carlson is ill and unable to attend the hearing. Attorney Bennet requested that the matter be continued to the next meeting for consideration.

A motion was made by Janet Edgerton and seconded by Jane Samuels to continue the public hearing to August 21, 2014 at 7:00 p.m. Voted Unanimously.

II. Purpose: To accept evidence for or against, written or oral, approval of Application #109, Application for a two lot Re-Subdivision by Bradford and Tracy Hardy of property at 20 Hemlock Drive, Deep River (Map 47, Lot 15-1).

Correspondence: Secretary Janet Edgerton noted receipt of the following correspondence for the record:
(a) CIWC Permit #2-14 issued to Bradford and Tracy Hardy.
ZEO Jefferson noted that she did not prepare a report as the proposal is in compliance with the Regulations. The fee was miscalculated and will be submitted by the applicant.

Presentation by Applicant: Attorney Terrance Lomme, Brad Hardy, and Fern Tremblay were present on behalf of the application. Attorney Lomme noted that the proposal is for a two lot subdivision. An approximate 11 acre parcel on Hemlock Drive will be split in two pieces. The applicant appeared before the Conservation and Inland Wetlands Commission for a wetlands crossing for the driveway for the second parcel.

Fern Tremblay from Angus McDonald.Gary Sharpe & Associates noted that soil testing was done on site. A replacement area for septic was identified if the current system fails. Mr. Tremblay noted that the access to the new lot will use the existing driveway with an access easement in favor of Parcel B. Septic approval has been received. ZEO Jefferson noted that a copy of the septic approval was received. Attorney Lomme noted that wetlands approval was received.

Public Speaking in Favor of Proposal: None

Public Speaking in Opposition of Proposal: None

Public Comment:

Ron Prisley asked if there was an approved subdivision road with the houses using a gravel driveway. ZEO Jefferson noted that the new lot had adequate frontage on the town road. Mr. Prisley asked the amount of the frontage. Mr. Tremblay noted that the frontage on Parcel A is 175 feet and 127 feet and Parcel B is 157 feet with an additional 90 feet; each which satisfy the requirement. Mr. Prisley asked if it is supposed to have two separate driveways. ZEO Jefferson noted that Parcel B has sufficient frontage for a driveway if it is wanted; however the property owner is granting an access easement for this proposal. Mr. Prisley was comparing the proposal to his property.

Cameron Taylor, 15 Hemlock Drive, asked what the view would be from his property. The applicant reviewed the proposal indicating that there would be no visual impact to the neighbor. The access to the new lot will split from the shared driveway further in so there will be no visual impact from the road.

ZEO Jefferson noted that the access may be shared with the new lot as long as they are able to show that there is frontage for access.

The applicant submitted the additional check for miscalculated fee.

A motion was made by Bruce Edgerton and seconded by Jane Samuels to close the public hearing on Application #109 at 7:30 p.m. Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary