

**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, August 21, 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, Tom Walsh, Ben Whalen, Alternates Bruce Edgerton and William Burdick Absent: Sara Denegre. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary). Jonathan Kastner recused himself for the meeting. Vice Chairman Tom Walsh was Acting Chairman. Acting Chairman Walsh seated Alternate Bruce Edgerton for Jonathan Kastner.
2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Janet Edgerton to approve the minutes of the regular meeting of July 17, 2014 as printed. Voted Unanimously. A motion was made by Jane Samuels seconded by Leigh Balducci to approve the minutes of the public hearing of July 17, 2014 as printed. Voted Unanimously.
3. Payment of Bills: The following bills were received: Nathan Jacobson & Associates, 444 Main Street, \$182.70; Howard McMillan & Tycz, legal fees regarding Reynolds enforcement and Bartlett, \$941.00. Hartford Courant, legal advertising, \$154.44; Amy Petrone, incorporation of amendment into Zoning Regulations, \$75.00. 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) e-mail from Jeremy DeCarli from River COG with notification of approval of the Deep River Multi-Hazard Mitigation Plan pending adoption; (b) ZEO report dated 8/19/2014 together with list of administrative permits issued during the month.
5. George G. Bartlett, 444 Main Street (Map 59, Lot 9): [Note: Jonathan Kastner has recused himself and Alternate Bruce Edgerton is seated for Mr. Kastner] A public hearing was held immediately prior to this meeting on 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). A motion was made by Jane Samuels and seconded by Bruce Edgerton to approve Application #90 by George G. Bartlett, Jr. as presented. Members noted that answers were addressed at the public hearing. Action on Motion: Voted Unanimously to approve.
6. John & Jane Olson, 39-41 Winthrop Road: Application #110, Application for three lot minor subdivision was received at the July meeting from John & Jane Olson for the property located at 39-41 Winthrop Road (Map 38, Lot 7). Richard Gates and John Olson were present on behalf of the application. Mr. Gates noted that since the last meeting they appeared before the Conservation and Inland Wetlands Commission (CIWC) and received a favorable review and determination that a wetlands permit was not required. Mr. Gates submitted a revised plan prepared for the CIWC which includes the official town wetlands delineations. No activity is proposed on the property. A motion was made by Jane Samuels and seconded by Leigh Balducci to approve Application #110 by John and Jane Olson for a three lot minor subdivision. Voted Unanimously.

7. Town of Deep River, Industrial Park Road (Map 38, Lot 6B): Application #111, Application by the Town of Deep River was received for a minor three lot subdivision of land on Industrial Park Road (Map 38, Lot 6B). ZEO Jefferson reviewed the application. The Town purchased the property from Gary Mislick to continue the incubator concept. The property is being subdivided to create the three parcels, which will then be leased to the individuals who will build the buildings on the land. Proposals for construction for each building will need to go before the Conservation and Inland Wetlands Commission for wetlands approval. The Town is exempt from Zoning, but not from Planning. The road accessing the parcels will be a Town road. The proposal is in compliance with the Subdivision Regulations and the Plan of Conservation and Development. A motion was made by Janet Edgerton and seconded by Jane Samuels to approve Application #111 by the Town of Deep River for three lot subdivision on Industrial Park Road. Voted Unanimously.

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

(a) 190 Main Street: Kleban Holding Co. has requested permission to remove the two overgrown trees in front of the building because they have grown up and cover the signs on the building. The ZEO will be receiving a proposal for the removal and replacement with smaller shrubs or plantings. Commission members were in agreement of the proposal.

(b) Great American Donut, 246 Main Street: ZEO Jefferson noted that she met with the contractor of Dunkin Donuts on August 20th and reviewed the construction plans. Some of the conditions of approval had not been carried over to the plan. The demolition work inside the building should begin soon. The owner will be meeting with the First Selectman about continuing the brick sidewalk and granite curbing onto the site. A copy was also received of the proposed monument sign. The proposal has been forwarded to the Design Advisory Board to work on a sign that would be more appropriate to the site. The dumpster has currently been eliminated. The garbage will remain inside and will be picked up three times a week.

(c) The Selectmen are discussing possible names for the new road for the new industrial buildings.

(d) Plan of Conservation and Development: ZEO Jefferson noted that she spoke with Torrance Downes regarding what needs to be done to qualify for restart of the clock for the Plan. She noted that changing only the census information in the front of the plan would qualify as a change sufficient to start the clock again. The Committee will meet in September to review the plan.

Attorney: ZEO Jefferson noted that they are waiting on the status of the Bartlett appeal.

Chairman: Mr. Kastner noted there has been some interest in the Mislick 60 acre parcel on Main Street. The railroad crossing is an issue for access. There is an existing right of way through Commerce Crossing.

9. Executive Session: No executive session was held.

10. Other Business: Representatives from the Connecticut River Gateway Commission will make a presentation at the next regular meeting.

11. A motion was made by Janet Edgerton and seconded by Jane Samuels to adjourn at 8:05 p.m. Voted Unanimously.

Respectfully submitted,
Nancy J. Howard
Recording Secretary