

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, December 11, 2014 at the Deep River Town Hall was called to order at 7:30 p.m. by Acting Chairman Walsh. Members present: Leigh Balducci, David Basilone, Janet Edgerton, Jane Samuels, Tom Walsh, Ben Whelan, Alternates William Burdick and Jonathan Kastner. Absent: Bruce Edgerton and Alternate Sara Denegre. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary). Vice Chairman Tom Walsh served as Acting Chairman for the meeting. Acting Chairman seated Alternate Burdick for absent member.
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 November 20, 2014 as printed. Voted Unanimously. A motion was made by Jane Samuels and seconded by Bill Burdick to approve the minutes of the public hearing of November 20, 2014 as printed. Voted Unanimously. A motion was made by Jane Samuels and seconded by Janet Edgerton to approve the site walk minutes of November 23, 2014 as printed. Voted Unanimously.
3. Payment of Bills: The following bills were received: Nathan Jacobson & Associates, Engineering review-Ronald Prisley, \$130.50; Hartford Courant, legal advertising, \$76.64. A motion was made by Jane Samuels and seconded by Bill Burdick to approve payment of the bills as submitted. Voted Unanimously.
4. Correspondence: The Secretary, Janet Edgerton, noted receipt of the following correspondence: (a) letter received on 12/11/2014 from Ronald Prisley to the Planning & Zoning Commission regarding the Radicchi subdivision on Cedar Swamp Road asking for a copy of the fire protection plan for review.
5. Ronald Prisley, 164 Cedar Lake Road (Map 16, Lot 2-A): At the request of the applicant, the public hearing has been continued to January 15, 2015 at 7:00 p.m.
6. Audience: None
7. Election of Officers: Jonathan Kastner noted that the appointments of Bruce Edgerton as a regular member with a term to expire in 2015 and Jonathan Kastner as an alternate member with a term to expire in 2017 were approved at Town Meeting held on December 9, 2014. Jonathan Kastner nominated the following slate of officers: Tom Walsh as Chairman, Bruce Edgerton as Vice Chairman, and Janet Edgerton as Secretary. Leigh Balducci seconded the nominations. Action on nominations: Voted Unanimously.
8. 2015 Meeting Schedule: The regular meetings will be held on the third Thursday of the month. A motion was made by Janet Edgerton and seconded by Leigh Balducci to approve the meeting schedule for the third Thursday of the month. Voted Unanimously.

9. Reports: ZEO: ZEO (a) Jefferson noted that there was one administrative permit issued last month for a 30'x50' barn at 22 Kelsey Hill Road. (b) ZEO noted that she has met with a developer regarding a possible over 55 age restricted development at the Old Orchard Estate Subdivision.

(c) ZEO Jefferson noted that an application for administrative permit has been received from Adams for a generator. She inquired if the permit could be handled as an administrative permit or an amendment to the site plan. The specifications for the generator have been received. ZEO Jefferson noted that she reviewed the noise levels of generators and the highest generator at the loudest is less than an alarm clock. The decibel levels and the cycle period were discussed. Commission members were in agreement that the application could be handled as an administrative permit with stipulations pertaining to cycling during the day and the decibel levels.

Planning: The Committee has finished going through the goals in the Plan of Conservation and Development. The information will be put together and the draft should be available for review by the Commission at the March meeting.

10. A motion was made by Jane Samuels and seconded by Leigh Balducci to adjourn at 8:00 p.m. Voted Unanimously.

Respectfully submitted,
Nancy J. Howard
Recording Secretary