

**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 18, 2015 at the Deep River Town Hall was called to order at 7:31 p.m. by Vice Chairman Edgerton. Members present: Leigh Balducci, David Basilone, Bruce Edgerton (Vice Chairman), Janet Edgerton (Secretary), Jane Samuels, Ben Whelan, Alternates Bill Burdick and Sara Denegre. Absent: Tom Walsh (Chairman) and Alternate Jonathan Kastner Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary). Vice Chairman Bruce Edgerton was Acting Chairman for the meeting. The Acting Chairman seated Alternate Sara Denegre for Tom Walsh.

A motion was made by Janet Edgerton and seconded by Jane Samuels to add to the agenda as Item #9, comments from Commission members regarding Plan of Conservation Development (POCD). Voted Unanimously.

2. Approval of Minutes: A motion was made by Janet Edgerton and seconded by Jane Samuels to approve the minutes of the regular meeting of May 21, 2015 with correction of the third sentence of Section 7 which shall read as follows: "The parcel under consideration is currently used by the Olsons, but it is owned by the Town." Voted Unanimously.

3. Payment of Bills: An invoice was received from Nancy Howard for 75 hours of clerical services. A motion was made by Janet Edgerton and seconded by Jane Samuels to pay the invoice as presented. Voted Unanimously.

4. Correspondence: Secretary Janet Edgerton noted receipt of the following correspondence: (a) letter dated June 4, 2015 from John Olson to First Selectman Richard Smith. (b) letter dated 6/8/2015 from ZEO Jefferson to Michael Kostenko regarding motor vehicle junk at 92 West Bridge Street; (c) email from Marcy Balint from DEEP OLISP with comments on review of application for proposed change to zoning regulations.

5. Town of Deep River/John Olson, 8-24 Review: ZEO Jefferson noted that after the last meeting John Olson met with First Selectman Dick Smith. ZEO Jefferson noted that she showed the map to the First Selectman and noted that it was not consistent with the Plan of Conservation and Development. Mr. Olson, in a letter dated June 4, 2015, reinforced interest in acquiring the piece of land to the west of their property at 39 Winthrop Road, approximately 274 feet, which would square off the properties that he owns along the road. Mr. Olson has agreed to include an unlimited right-of-way access to the pond area as part of the land transfer. The 30 feet area would be to the south of the edge of the pond and go all the way to the existing property line and to Route 80. The transfer would allow the Olsons to maintain the front piece and water in order to make it look attractive for the Town. Commission members noted and discussed that Mr. Olson is giving unlimited access to the area of concern addressed at the last meeting and including 30 feet behind the pond. A motion was made by Janet Edgerton and seconded by Leigh Balducci to send a letter to the First Selectman in support of the sale of the portion of property to John Olson with the understanding that the legal documents will

provide for the right of way access; and acknowledging that the proposal is contrary to the Plan of Conservation and Development but it is maintaining the spirit of the Plan of Conservation and Development. Voted Unanimously.

6. Audience: None

7. Report: ZEO: ZEO Jefferson reported on the following: (a) 92 West Bridge Street is an ongoing enforcement matter regarding motor vehicles. The owner has not appealed the cease and desist. (b) Dunkin Donuts was contacted to remove the sandwich board sign on Union Street and it has been removed. (c) The parcel of property on Bahr Road is under contract for use as an equestrian facility. (d) Prisley Appeal: The transcripts have been completed and the record has been submitted to the Court.

8. Training: Additional topics will be addressed in the future.

9. Plan of Conservation and Development (POCD): The draft was distributed to members at the last meeting for review and comment. The Committee will be meeting to review the draft.

10. Other Business: The public hearing on Application #91 will be held on June 25th. ZEO Jefferson reminded members that any concerns should be addressed as questions to the applicant at the hearing in order to it to be considered. The applicant has submitted a revision to the draft proposal.

Bruce Edgerton, Janet Edgerton and Jane Samuels attended the cruise with the Gateway Commission and they indicated that it was very informative.

11. A motion was made by Janet Edgerton and seconded by Leigh Balducci to adjourn at 7:58 p.m. Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary