

**PLANNING AND ZONING COMMISSION
TOWN OF DEEP RIVER, CONNECTICUT**

Town Hall

174 Main Street

Deep River, Connecticut 06417

1. A **special meeting** of the *Deep River Planning and Zoning Commission* held on Thursday, June 25, 2015 at the Deep River Town Hall was called to order by Vice Chairman Edgerton at 7:55 p.m. immediately following a duly called public hearing. Members present: Leigh Balducci, David Basilone, Bruce Edgerton (Vice Chairman), Janet Edgerton (Secretary), Jane Samuels, Ben Whelan, Alternates Bill Burdick, Sara Denegre, and Jonathan Kastner. Absent: Tom Walsh (Chairman). Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary) and audience of citizens. Vice Chairman Bruce Edgerton was Acting Chairman for the meeting. The Acting Chairman seated Alternate William Burdick for Tom Walsh.

2. Land Investment Group, LLC, Application for Amendment to Zoning Regulations: A public hearing was held immediately prior to this meeting on Application #91, Application by Land Investment Group, LLC for Amendment to Zoning Regulations Section 7B.24, to accommodate an age restricted development with limited number of three bedroom units and some modification of bulk standards. A motion was made by Janet Edgerton and seconded by Bill Burdick to approve the application as submitted. Discussion followed. Some members spoke in favor of the proposal. Ben Whelan noted that there are age restricted developments around the state which are small units; larger developments as being proposed with the amendment start altering the appearance of the Town. He noted concern about changing the regulations without looking at the full scope of what is available. Jane Samuels noted concern regarding the similarity in the appearance of the buildings that may be constructed. ZEO Jefferson noted that the special exception application will allow the commission to review the design. Units in the downtown area would be able to connect to the sewer line. ZEO Jefferson noted that there would be more disturbance for construction of smaller septic systems for each unit as compared to a larger septic system for four units.
Action on Motion: In favor: Burdick, Basilone, Balducci, J. Edgerton, B. Edgerton.
Against: Samuels and Whelan. Approved.

3. The meeting adjourned 8:04 p.m.

Respectfully submitted
Nancy J. Howard
Recording Secretary