

**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 10, 2015 at the Deep River Town Hall was called to order at 7:00 p.m. by Acting Chairman Janet Edgerton. Members present: Leigh Balducci, Janet Edgerton, Jane Samuels, Ben Whelan, and Alternate Jonathan Kastner. Absent: David Basilone, Bruce Edgerton, Tom Walsh, Alternates Bill Burdick and Sara Denegre. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary). Secretary Janet Edgerton was Acting Chairman for the meeting.
2. Approval of Minutes: A motion was made by Jane Samuels and seconded by Leigh Balducci to approve the minutes of the public hearing of October 15, 2015 as printed. Voted Unanimously. A motion was made by Jane Samuels and seconded by Leigh Balducci to approve the minutes of the regular meeting of October 15, 2015 as printed. Voted Unanimously.
3. Payment of Bills: An invoice was received from Nancy Howard for 25 hours clerical services for a four month period. A motion was made by Leigh Balducci and seconded by Jane Samuels to approve payment of the invoice as submitted. Voted Unanimously.
4. Correspondence: None.
5. Public Business: A preliminary discussion was held with Bob Fusari and Joe Wren regarding the Mislick/Old Orchard Subdivision property on Kelsey Hill Road. Mr. Fusari noted that he is proposing to purchase the property. He presented for discussion a draft proposal for amendment to the Age Restricted Development Regulations which were adopted based on his application in July. Mr. Fusari noted that the initially proposed development to utilize Lots 11 and 12 was determined to not be possible. The current draft proposal for the property is to re-subdivide and propose a condominium and active adult community and eliminate lots with additional single family homes. Mr. Fusari noted that the new draft proposal to the regulations would be to give the option of allowing up to 50% of the units to be subject to the age restriction. The draft proposal for the site would be 36 units; 24 units would be age restricted and 12 units would not be restricted. Nine buildings would be proposed with four units each; six buildings would be age restricted and three buildings would not be restricted. All the buildings are split equally on three separate lots of the subdivision (three on each lot). The road would still be constructed creating the access to Colonial Drive. All the buildings would be the same size and floor plan. The two end units on each building would have two bedrooms upstairs and the center units would have one bedroom upstairs. Mr. Fusari noted that the current proposal for the site would be 33% of unrestricted units. The remainder of the subdivision land would be open space owned by the condominium association. The open space identified in the original subdivision has already been transferred to the Land Trust. Mr. Fusari noted that the condominium documents would have a restriction of 10% of units to be rented. The Acting Chairman noted that a number of members were not present at the meeting and the full Commission would need to discuss the intent of the regulations. The Commission will review the draft proposal presented.

6. Report: ZEO: ZEO Jefferson distributed a list of administrative permits issued in the past couple months.

Members briefly discussed the zoning regulations. Arrangements may be made to have someone attend a future meeting to discuss regulations from a planning standpoint.

ZEO Jefferson noted that Commission Attorney William Howard is retiring.

7. A motion was made by Leigh Balducci and seconded by Jane Samuels to adjourn at 8:05 p.m.  
Voted Unanimously.

Respectfully submitted,  
Nancy J. Howard  
Recording Secretary