

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, 2008 at the Deep River Town Hall was called to order at 7:30 p.m. by Chairman Kastner. Members present: Janet Edgerton, Nancy Fischbach, Jonathan Kastner, Jane Samuels, Tom Walsh. Absent: Thomas Griffin, Fred Hellmers and Alternates John Attridge and Leigh Balducci. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), Russell Marth, Angus McDonald, Anthony Lombardi, Sabrina Brewer, and Teague Moyer.
2. Approval of Minutes: A motion was made by Nancy Fischbach and seconded by Janet Edgerton to approve the minutes of the regular meeting of November 20, 2008 as printed. Voted Unanimously.
3. Payment of Bills: The following bills were received: Howard and McMillan, Legal Fees for Haynes/Lent appeal \$46.50; and Nancy Howard, clerical services, 15.75 hours. A motion was made by Nancy Fischbach and seconded by Jane Samuels to approve the bills as presented. Voted Unanimously.
4. Correspondence: Janet Edgerton noted receipt of a notice from the ZBA of a meeting scheduled for December 16, 2008.
5. Linda S. Kauffman, 20 Lobb Lane (Map 69, Lot 20): An application for Special Permit (Application #46) was received from Linda S. Kauffman for the purpose of an accessory apartment at 20 Lobb Lane. A motion was made by Nancy Fischbach and seconded by Jane Samuels to receive Special Permit Application #46 from Linda S. Kauffman for an accessory apartment at 20 Lobb Lane (Map 69, Lot 20) and to schedule a public hearing on January 15, 2009 at 7:00 p.m. Voted Unanimously.
6. Angus McDonald/Andrea Isaacs, Regulation Amendment: An application for Change to Zoning Regulations and/or Zoning Map was received from Angus McDonald and Andrea Isaacs for the purpose of amending Zoning Regulations Sections 4.10.30, 4.10.31, 4.10.32 to allow for restaurants and drinking establishments and preparation of food in the Harbor Development District. Angus McDonald noted that the uses had been in the Regulations in the past and the proposal is to return the uses for the District. ZEO noted that it may have been an oversight that the uses were removed when the Regulations were amended. Mr. McDonald noted that they just received the septic approvals for a proposed banquet facility to be open two days a week. Referrals are required for this application. A motion was made by Nancy Fischbach and seconded by Jane Samuels to receive Application for Change to Zoning Regulations and/or Zoning Map (Application #47) by Angus McDonald and Andrea Isaacs to amend uses in the Harbor Development District and to schedule a public hearing on February 19, 2009 at 7:00 p.m. Voted Unanimously.

A motion was made by Nancy Fischbach and seconded by Janet Edgerton to add to the agenda an application for Type I Site Plan, Application #48, received by Teague Moyer for 300 Commercial Drive, Unit 1. Voted Unanimously. The matter was tabled pending the arrival of the applicant.

7. Audience: Anthony Lombardi and Sabrina Brewer were present to informally discuss proposing a Doggie Daycare in the Turnpike Industrial District. Ms. Brewer indicated that she currently has a pet sitting service and would like to open a facility where dogs can interact with each other. She submitted a brief description of a Doggie Daycare. The dogs would be inside the facility and also would have an outside fenced in area. The ZEO noted that the use is currently not allowed in the Regulations and an amendment to the Regulations would be necessary. The facility would have dogs dropped off in the morning and picked up in the afternoon or early evening by their owners. The daily operation would be in a controlled environment. The proposed facility could hold up to 40 dogs; with one employee per 15 dogs. An area would be fenced in for small dogs. Members noted that the regulation should include the square footage per dog and the option of grooming. Members agreed that the Turnpike Industrial District would be an appropriate location for the proposed use. The ZEO will work with Ms. Brewer regarding a proposed application for amendment to the Regulations.

8. Teague Moyer, 300 Commercial Drive: An application was received for a Type I Site Plan review (Application #48) from Teague Moyer for the purpose of a roofing contractor utilizing space for small office and materials storage. Teague Moyer stated that Kevin King, a roofing contractor and Deep River resident, is proposing to rent the approximate 2,000 sq. ft. Unit 1 for a small office and storage of roofing materials. He noted that Mr. King is currently at the end of his lease in another facility in another Town. A motion was made by Nancy Fischbach and seconded by Janet Edgerton to approve Application #48 by Teague Moyer for 300 Commercial Drive, Unit 1, subject to the condition that the Fire Marshal be advised of any flammable materials stored on the property. Voted Unanimously.

9. Town Plan Review and Implementation Committee: Nancy Fischbach noted that commitment is still needed for people who may be interested in serving on the Implementation Committee. Russell Marth noted that the First Selectman has received names of individuals interested in serving on the Committee. The Commission will follow up with the First Selectman. No further items have been received for review in the Plan. The next Planning Committee meeting will be held on January 14, 2009 at 3:30 p.m.

10. 2009 Meeting Schedule: A schedule of meetings for 2009 was reviewed. The regular meetings take place on the third Thursday of each month at 7:30 p.m., with public hearings being held prior to 7:30 p.m. A motion was made by Nancy Fischbach and seconded by Jane Samuels to approve the 2009 Meeting Schedule as presented. Voted Unanimously.

11. Election of Officers: A motion was made by Nancy Fischbach and seconded by Janet Edgerton to table the Election of Officers to the next regular meeting for more Commission members to be present. Voted Unanimously.

12. Reports: (a) Attorney: ZEO Jefferson noted that there is no attorney report. No executive session will be held.

(b) Engineer: ZEO noted that she met with Joe Wren, the engineer for 160 KH, LLC, and Joe Dillon from Nathan Jacobson & Associates regarding the conditions of approval of the Old Orchard Subdivision. It was determined that the location of the first proposed chicane by the start of the houses is too steep and will be replaced with a speed bump. Two speed bumps at a total of 8 feet each (2 ft. up, 4 ft. across, and 2 ft. down) will be placed on the new road; one located approximately 175 feet from the intersection with Kelsey Hill Road and the second will be located at approximately 750 feet. Where the new subdivision connects with Colonial Drive, the island will be removed and replaced with two or three chicanes. The number of chicanes will depend on the distance from the corner. Slanted granite curbing will be used at the chicanes.

(c) Planning/Regulations: Nancy Fischbach noted that no Committee meetings were held in December and will resume in January. The Regulations Committee will review alternate energy regulations. She noted that the Gateway Commission has drafted regulations for alternate energy for the Gateway District. The Gateway Commission is prohibiting wind turbines in the Gateway area. Nancy Fischbach discussed the CLUE forum that was held. Additional brochures have been printed.

(d) ZEO: ZEO Jefferson presented a monthly report to the Commission dated 12/11/08 on the following items: (1) Cumberland Farms: Applications have been made for signs. The projected finish date is the second week of January.

(2) 190 Main Street: An application is anticipated for relocating the Cleaners into Unit 3.

(3) ZEO distributed a list of permits issued during the month.

13. Other Business: Nancy Fischbach noted that there was an article in the Valley Courier regarding Essex housing for economic growth. ZEO noted that David LaVasseur of OPM noted at the CLUE forum that money is available for research on creating an Incentive Housing Zone as an overlay zone. The subject should be reviewed by the Commission in the future.

14. A motion was made by Jane Samuels and seconded by Nancy Fischbach to adjourn at 8:47 p.m. Voted Unanimously.

Respectfully submitted,

Nancy J. Howard

Recording Secretary