

PLANNING AND ZONING COMMISSION

TOWN OF DEEP RIVER, CONNECTICUT

Town Hall

174 Main Street

Deep River, Connecticut 06417

A **public hearing** of the *Deep River Planning and Zoning Commission* held on Thursday, June 18, 2009 at the Deep River Town Hall was called to order at 7:00 p.m by Chairman Jonathan Kastner. Members present: Janet Edgerton, Nancy Fischbach, Tom Griffin, Jonathan Kastner, Jane Samuels, and Alternates John Attridge and Leigh Balducci. Absent: Tom Walsh and Alternate David Oliveria. Also present: Cathie Jefferson (Zoning Enforcement Officer) and Nancy Howard (Recording Secretary), Russell Marth, Jayne Mather, Norman Bouchard, and Bruce Edgerton.

Secretary Edgerton read the call of the meeting published in The Hartford Courant on June 5 and 12, 2009.

I. PURPOSE: To accept evidence for or against, written or oral, approval of proposed Commission sponsored amendments to the Deep River Zoning Regulations to add new uses (inns, public parking lot, museum/historic home, community center and private library), clarify several existing uses, and amend sign regulations to permit larger wall signs and smaller canopy signs.

Nancy Fischbach presented an overview of the proposed amendments to the Regulations. Some existing uses were separated so that they can be managed separately. The definition of Inn was added, to be identified separately from Bed and Breakfast. With adaptive re-use, Inns would be a good use for older homes and older structures. A couple of the proposed amendments to Uses are food preparation split with and without retail sale on the premises, and clarification of intent of lumber and home construction supply yards for wholesale distribution. The new uses proposed are: (a) Public Parking Lot, private or municipal - currently parking lots are not permitted other than as an accessory to an approved use; (b) Museum, Historic Home; (c) Private Library; (d) Community Center: A community center is called for in the Town Plan but is not currently a permitted use; and (e) Trailer campers were added to the incidental storage of residential RVs. Special Standards are proposed for Bed & Breakfast Facilities and Inns. Sign Regulations are being amended to allow wall signs up to 25 sq. ft. and canopy, awning and window signs up to 8 sq. ft. are permitted in the General Commercial and Downtown Districts.

Public Comment: Russell Marth asked for clarification of the addition of Inns. Nancy Fischbach noted that the proposal would allow Inns to be permitted with special standards. ZEO noted that Inns would allow a meal to be offered in addition to breakfast. A Bed & Breakfast may only offer breakfast for an overnight guest. Nancy Fischbach noted that there would be no guest room limit for an existing structure and a maximum of 12 guest rooms if new construction is involved.

Correspondence:

Janet Edgerton noted for the record receipt of the following correspondence pertaining to both proposals for Regulations and Plan of Conservation and Development:

(a) Letter dated 6/3/09 from J.H. Torrance Downs on behalf of the Connecticut River Gateway Commission approving the proposed regulation revisions.

(b) Letter dated 6/3/09 from J.H. Torrance Downs, Senior Planner of the Connecticut River Estuary

Regional Planning Agency indicating that the proposed regulation revisions will not adversely impact adjacent Estuary municipalities nor will adoption create adverse impacts to the ecology of Long Island Sound; and the modified PC&D will continue to be consistent with the State Plan of Conservation & Development, the Regional Plan of Conservation & Development, and the individual PC&Ds for municipalities within the Estuary Region.

(c) E-Mail dated 5/13/09 from Marcy Balint of DEP Office of Long Island Sound Programs stating that the proposed revisions are consistent with the goals and policies of the CCMA.

A motion was made by Nancy Fischbach and seconded by Jane Samuels to close the public hearing on the proposed amendments to the Zoning Regulations. Voted Unanimously.

II. PURPOSE: To accept evidence for or against, written or oral, approval of proposed Commission sponsored amendments to the Town Plan of Conservation and Development, Section IV.C.2 Industrial, to call for compatibility with neighborhood, as well as updates to Section II. Highlights of Changes, and other changes to reflect current status of projects.

Nancy Fischbach presented an overview of the proposed amendments. The one substantive change proposed is to Section IV.C.2, Industrial, to remove the words “intensive” and “significant” in order to make it compatible with the neighborhood. The proposed amendment pertaining to the industrial district near Route 9, would amend the sentence to read as “Within this district, industry which is compatible with the community, appropriate to its location, and which could generate vehicular traffic may be encouraged.” The other amendments reflect the updating of the status of projects.

Public Comment:

Russell Marth noted his appreciation for the Commission addressing the industrial issue and spoke in favor of the change.

The correspondence identified in Section I also pertains to the proposed amendment to the PC&D.

A motion was made by Janet Edgerton and seconded by Nancy Fischbach to close the public hearing on the proposed amendments to the Town Plan of Conservation and Development. Voted Unanimously.

A motion was made by Jane Samuels and seconded by Tom Griffin to adjourn the public hearing at 7:15 p.m. Voted Unanimously.

Respectfully submitted,
Nancy J. Howard
Recording Secretary