

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

Town Hall

174 Main Street

Deep River, Connecticut 06417

A **special meeting** of the *Deep River Planning and Zoning Commission* held on Thursday, April 2, 2009 at the Deep River Town Hall was called to order at 7:20 p.m, immediately following a duly called public hearing, by Chairman Jonathan Kastner. Members present: Janet Edgerton, Nancy Fischbach, Tom Griffin, Jonathan Kastner, Jane Samuels, Tom Walsh, Fred Hellmers, Alternate John Attridge. Absent: Alternate Leigh Balducci. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary), and Angus McDonald.

Angus McDonald & Andrea Isaacs, Application #52: A public hearing was held immediately prior to this meeting on the Application for Change to Zoning Regulations by Angus McDonald and Andrea Isaacs (Application #52) 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, and the addition of special standards, in the Harbor Development District. The Commission found the application to be in compliance with the following sections of the Town Plan of Conservation and Development: Section III(C)(5), Re-Use of Existing Development/Infrastructure; Section III(E)(2), Reassert the Town's historic relationship to the waterfront; Section III(E)(4), Connecticut River, minimize visual intrusions; Section IV(A)(5), Historic and Architectural Preservation; and Section IV(C)(3)(b), Re-Use Building Stock. Therefore, a motion was made by Janet Edgerton and seconded by Tom Walsh to approve Application #52 by Angus McDonald and Andrea Isaacs to amend the Zoning Regulations subject to the modification to include the recommendations from Conn. River Gateway Commission by letter dated March 2, 2009; and the effective date of the regulation amendment will be April 15, 2009. Discussion took place on the motion. [Fred Hellmers and Alternate John Attridge arrived.] Screening of the parking lot would be considered under the application for use. Action on Motion: In Favor: Griffin, Walsh, Edgerton, Samuels, Kastner; Abstained: Fischbach and Hellmers. Approved.

A motion was made by Nancy Fischbach and seconded by Tom Walsh to adjourn the special meeting at 7:30 p.m. Voted Unanimously.

Respectfully submitted,  
*Nancy J. Howard*  
Recording Secretary