

## 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, May 21, 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, David Oliveria. Absent: Tom Walsh. Also present: Cathie Jefferson (Zoning Enforcement Officer) and Nancy Howard (Recording Secretary), Angus McDonald, Andrea Isaacs, Attorney David Royston, Bruce Edgerton and audience of citizens.

Chairman Kastner seated Alternates Attridge and Balducci for absent members.

Secretary Edgerton read the call of the meeting published in The Hartford Courant on May 8 and 15, 2009.

**PURPOSE:** To accept evidence for or against, written or oral, approval of Application for Special Permit by Angus McDonald, Jr. and Andrea Isaacs (Application #53) for the purpose of a banquet/meeting facility and catering kitchen on property of Lace Factory, LLC at 161 River Street (Map 62, Lot 28), Deep River.

### **PRESENTATION BY APPLICANT:**

Angus McDonald reviewed revised plans dated 5/14/09 which were submitted. He noted that approval has been received from the Fire Marshal, Wetlands, and Health District. The revised plans address the comments from the Commission Engineer. A note was added to the plan noting that 10 parking spaces are for demonstration purposes only and will not be constructed. A fence is shown to be placed around the dumpster. Details were added to the plan for the fence running across the front of the property and entrance to the parking and paved driveway aprons. Mr. McDonald presented some photos taken of the property during an evening from the river addressing the buffer for the gateway standards. The hours of operation of the banquet/meeting facility will be Sunday to Wednesday 10:00 a.m. to 10:00 p.m. and Thursday to Saturday 10:00 a.m. to 11:00 p.m. No event will start until one hour after the farmers market. Mr. McDonald noted that the plan shows 24 parking spaces if a parking lot is constructed. He noted that there are two ash trees at the north entrance to the parking which they are proposing to leave at this time and the driveway will be one way. The driveway may be changed in the future after the municipal sewer is installed. Mr. McDonald noted that they may have someone attending to the parking during functions. The farmers market will be opening on the property on June 3, 2009. Upon a question by the Commission, Andrea Isaacs stated that the farmers market hours will be Wednesday 3:00 p.m. to 6:30 p.m. and Saturday 9:00 a.m. to 1:00 p.m.

### **PUBLIC IN FAVOR OF PROPOSAL:**

1. Raymond Gill, 128 Kirtland Street, a neighbor of the property, spoke in favor of the proposal. He indicated that it would be a good use for the site.
2. Paul Knudsen, 122 Kirtland Street, endorsed the proposal. He only noted concern regarding noise and time limits, indicating that 10:00 p.m. is a reasonable closing time.

3. Brenda Kollmer, 76 Kirtland Street, noted that a catering kitchen at the lace factory would be a great addition to Deep River.

**PUBLIC IN OPPOSITION TO THE PROPOSAL:** None

**Commission Comments:**

Nancy Fischbach asked about the outside lighting that is proposed, due to the residential area. Mr. McDonald stated that the details regarding the lighting are shown on the plan. The lighting is directed in order to not bleed off the property. The lighting is located on the building and all are on separate switches. Mr. McDonald noted that there is a street light across the street, but if the illumination is not sufficient he may wish to add a free standing light post. Mr. McDonald indicated that the free standing light post would be 8 feet, the same height as the fence. Jane Samuels questioned the hours of operation on weekends pertaining to the music. Mr. McDonald indicated that they could shut down the music at 10:00 p.m. with the function continuing to 11:00 p.m.

**Correspondence:**

Nancy Fischbach noted for the record receipt of the following correspondence:

- a. Letter dated May 12, 2009 from Joseph Dillon of Nathan Jacobson & Associates, Inc. regarding engineering review of the proposal for 161 River Street. Revised plans were received May 21, 2009 dated April 9, 2009 and revised to May 14, 2009 addressing the comments of the Commission Engineer by letter of May 12, 2009.
- b. Memo dated May 6, 2009 from CT River Area Health District approving the plan.
- c. Letter dated April 20, 2009 from WEO Mark Reyher indicating that no regulated activities are proposed and is therefore approved.
- d. Memo dated April 26, 2009 from the Fire Marshal approving the plan.

A motion was made by Tom Griffin and seconded by Leigh Balducci to close the public hearing at 7:25 p.m. Voted Unanimously.

Respectfully submitted,

*Nancy J. Howard*

Recording Secretary