

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, January 15, 2008 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, Tom Walsh, and Alternate Leigh Balducci. Absent: Fred Hellmers, Jane Samuels, Alternates John Attridge. Also present: Cathie Jefferson (Zoning Enforcement Officer) and Nancy Howard (Recording Secretary), Sabrina Brewer, Anthony Lombardi, Norman Bouchard. Chairman Kastner seated Alternate Balducci for absent member an Jane Samuels.

PURPOSE: To accept evidence for or against, written or oral, approval of Application for a Special Permit (Application #46) by Linda S. Kauffman for the purpose of an accessory apartment on property at 20 Lobb Lane (Map 69, Lot 20).

Secretary Edgerton read the call of the meeting published in The Hartford Courant on January 2 and 9, 2009.

PRESENTATION BY APPLICANT:

Linda Kauffman, the applicant, stated that the purpose of the application is to allow her to rent space in her house. The studio apartment has a bathroom with a small kitchen.

COMMISSION COMMENTS ON PROPOSAL:

ZEO Jefferson stated that approval has been obtained from the Health District. Nancy Fischbach noted that the living space on the second floor is 24' x 36' or 864 sq. ft. The Regulations require that the square footage be between 400 to 1,100 sq. ft.

PUBLIC IN FAVOR OF PROPOSAL: None

PUBLIC IN OPPOSITION TO THE PROPOSAL: None

Nancy Fischbach confirmed with the applicant that she understands that one of the units will be her primary dwelling and that an affidavit has to be filed every year indicating that it is owner occupied. Ms. Kauffman noted that the entrance would be through the garage. Nancy Fischbach noted concern for use of a hot plate in the apartment and the applicant agreed to the use of the cook top.

A motion was made by Nancy Fischbach and seconded by Janet Edgerton to close the public hearing at 7:08 p.m. Voted unanimously.

Respectfully submitted,

Nancy J. Howard
Recording Secretary