

**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, March 18, 2010 at the Deep River Town Hall was called to order at 7:17 p.m by Chairman Jonathan Kastner. Members present: Leigh Balducci, Janet Edgerton, Nancy Fischbach Tom Griffin, Jonathan Kastner, Jane Samuels, Tom Walsh and Alternate David Basilone. Absent: Alternate John Attridge. Also present: Cathie Jefferson (Zoning Enforcement Officer), Nancy Howard (Recording Secretary) and Robert Doane, Bruce Edgerton, and Tim Gessner.

Secretary Edgerton read the call of the meeting published in The Hartford Courant on March 5 and 12, 2010.

**PURPOSE:** To accept evidence for or against, written or oral, approval of Application for Special Permit, Application #60, by Bettejane Hopkins for the purpose of dividing a parcel of land and creating a rear lot for a single family residence at 47 Cedar Swamp Road (Map 20, Lot 4).

**PRESENTATION BY APPLICANT:** Robert Doane, P.E., on behalf of the applicant, noted that the purpose of the application for special permit is to create a rear lot. The existing parcel is 3.61 acres. The proposal is to create two lots; Parcel A, with the existing house would be a front lot with 1.74 acres. Parcel B, consisting of 1.87 acres, would be a rear lot. Mr. Doane submitted for the record a revised plan dated 3/18/10 showing the correct amount of acreage of the two parcels. The proposed rear lot is being created pursuant to Section 4.10.48 Section 6 of the Regulations. Mr. Doane noted that a wetlands permit has been obtained for the driveway, which is located within 100 ft. of the wetlands. A copy of the wetlands permit was received for the file. The report by the Connecticut River Area Health District dated February 18, 2010 was received with the application. Mr. Doane noted that the plan was submitted to the Connecticut Natural Diversity Data Base and was determined that there is no extinct population on the subject property. Mr. Doane noted that the proposal is a free split of the parcel as the existing property lines have remained unchanged since 1950. The sign for the public hearing was posted on the property as required.

As there were no additional comments, a motion was made by Nancy Fischbach and seconded by Jane Samuels to close the public hearing at 7:27 p.m. Voted unanimously.

Respectfully submitted,

Nancy J. Howard  
Recording Secretary