

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

Town Hall

174 Main Street

Deep River, Connecticut 06417

1. A **regular meeting** of the *Deep River Planning and Zoning Commission* held on Thursday, February 15, 2024 at the Town Hall and via Zoom teleconference was called to order by Chairman Tony Bolduc at 7:00 p.m. Members present: Anthony Bolduc, Lisa Demaria, Fred Jordan (Zoom), Jonathan Kastner, Stanley Rheinheimer (Zoom), Marian Staye (Zoom), and Alternate Daniel Smith. Absent: Alan Paradis. Also present: John Guskowski, (ZEO)(Zoom), Zoe Chatfield (ZEO)(Zoom), Manuel Medina (ZEO)(Zoom) and Nancy Howard (recording secretary). Chairman seated Alternate Smith was seated for Alan Paradis.

2. Audience of Citizens: None

3. Approval of Minutes: A motion was made by Marian Staye and seconded by Lisa Demaria to approve the minutes of the January 18, 2024 meeting as printed. Kastner abstained. Approved.

4. Public Hearing:

(a) Zoning Text Amendment – Adding “Solid Waste Volume Reduction Facility” as Special Exception Use in Turnpike Industrial District (TID). Applicant: Deep River PZC: A letter dated 1/29/24 was received from the CT River Gateway Commission.

Public Comments:

Kathryn Russell asked for a summary of the proposal, what it would accomplish, and if the neighbors were notified. Chairman Bolduc noted that the town does not have an area identified for a solid waste volume reduction facility and the Commission attorney has directed that a location needs to be identified. The proposal is only for a regulation change. If a district location is not specified, a facility could be placed anywhere in town. ZEO Guskowski noted that notification of abutters is not required for zone changes. A legal notice of the hearing was published in the Hartford Courant. Fred Jordan noted that the area is adjacent to waterways that the RiverCOG references.

David Howard of 414 Main Street, as an abutting residence and across the street from the TID district, expressed opposition to the proposal. Concerns included noise from a facility, increased trucks, smell, and rats. The TID is adjacent to residential areas. He noted being able to hear the trucks and machines from the facilities in Essex. He asked if other towns have areas set aside for bulky waste or trash. ZEO Guskowski noted that Essex is by the town line and Chester is by the airport. Clinton does not have a location. Mr. Howard also noted concern regarding existing or potential new businesses in the industrial park wanting to be being adjacent to a trash facility.

Lisa Demaria clarified that the proposal is to allow the use and the next step will be to set additional standards in the regulations for the use. Safeguards in the regulations will assist immediate abutters and the town in general.

A motion was made by Jonathan Kastner and seconded by Marian Staye to close the public hearing on the text amendment. Voted Unanimously.

5. Old Business:

(a) Zoning Text Amendment – Adding “Solid Waste Volume Reduction Facility” as Special Exception Use in Turnpike Industrial District (TID). Applicant: Deep River PZC The public hearing on the proposal was closed. Stan Rheinheimer noted importance to identify restrictions for the use. A motion was made by

Marian Staye and seconded by Lisa Demaria to approve the proposed text amendment with a contingency that the Commission outline and ultimately approve standards for a solid waste volume reduction facility. Action on Motion: In Favor: Bolduc, Demaria, Kastner, Rheinheimer, Smith; In Opposition: Jordan

6. New Business:

(a) Regulation Amendment Discussion - Dredging, Waste Management: Chairman Bolduc noted that the marina would like to dredge the dock area. Pursuant to DEEP, the P&Z does not regulate dredging. A special meeting was scheduled for Thursday, February 29<sup>th</sup> at 6:00 p.m. to discuss regulation amendments.

(b) Appointment of ZEO: John Guskowski introduced Manuel Medina as an addition to the team of Zoning Enforcement Officers. A motion was made by Marion Staye and seconded by Lisa Demaria to appoint Manuel Medina as an Enforcement Officer. Voted Unanimously.

(c) Waiver of Site Plan per Section 9.2(3) - 900 Industrial Park Road: ZEO Medina noted that a proposed tenant was looking for a waiver of a site plan. All proposed activity will take place inside the building. An application has not yet been received.

7. Reports:

(i) ZEO:

(1) 400 Commercial Drive: ZEO Guskowski reported that the ZBA did not have a quorum for the public hearing on the appeal of the Notice of Violation and the hearing was postponed to March 20, 2024.

(2) Commissioner Training: ZEO Guskowski gave a final reminder that the report on the Commissioner training is to be submitted to the Board of Selectmen by March 1<sup>st</sup>.

(ii) POCD: Marian Staye noted that the next Committee meeting will be on March 6<sup>th</sup>. The last meeting included discussion on EDC. Chairman Bolduc noted that he attended the Sustainable CT meeting and a few members expressed interest in attending the POCD meetings.

(iii) Attorney: No report.

(iv) Chairman: Chairman Bolduc noted that there was a presentation on the Commission's request for ARPA funds and there may be a decision at the next Board of Selectmen's meeting.

(v) Budget: No report.

(vi) RiverCOG Housing Committee: Mr. Smith noted he was not able to attend the last meeting but had watched the recording.

8. Payment of Bills: None

9. A motion was made by Marian Staye and seconded by Lisa Demaria to adjourn at 7:57 p.m. Voted Unanimously.

Respectfully submitted,  
Nancy Howard  
Recording Secretary