



## Deep River Planning & Zoning Commission

174 Main Street, Deep River, CT 06417

(860) 526-6030 (phone) – (860) 526-0060 (fax)

Email: [zoning@deepriverct.us](mailto:zoning@deepriverct.us)

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### Joint Land Use Commissions Meeting:

#### 1. Call to Order December 7, 2022 at 7:00 p.m. conducted via Zoom.

P&Z Members: Tony Bolduc, Alex Strobel, Fred Jordan, and Marian Staye

CIWC Members: John Voitovich, Tanner Steves

EDC Members:

LT Members: John Voitovich and Laurie Giannotti

Design Advisory: Dan Batt

Citizens: Christine Nucci

#### General discussion between PZC, CIWC & LT:

Tony Bolduc asked about Open Space on the proposed 277 River Rd Subdivision and stated that PZC had asked that Bob Doanes office contact the Land Trust regarding the proposed. Tanner stated that they have not finalized the Open Space and that there is a lot listed in the proposed subdivision for sale. Laurie and Bob are playing phone tag but havent spoken yet.

Marian questioned if there is an account set up for the fee in lieu of Open Space. There was discussion about giving all wetlands as open space. Alex stated that even protecting just wetlands is still a good thing. John stated access should still be viable and Tony stated he would double check with John Guzkowski regarding the account. John was concerned about the money going into the general fund. Laurie would like this to be discussed again about where the fees go. Alex reiterated the concern and whether it should go to PZC. Alex wanted to know if the Conservation Commission would get it and if they could just cut a check for whatever they see fit. Tony said that this should be discussed with John G. as he had a better background in this. Tanner, Marian and Alex were curious if the fund could be used to clean up existing properties. Tony read the Subdivision regulation as it exists and quoted it is for purchasing properties only not cleanup. Alex asked how the fee was determined and Tony answered the regulation states it is 10% the appraised value of the land prior to subdivision. There was discussion regarding how the appraised value is determined.

There was discussion regarding cluster housing.

Tony asked about the Scott property on Kelsey Hill. Laurie mentioned they were waiting for the owner to get back to here and hopes they are looking at giving the old Trolley R.O.W. Marian stated they discussed giving a fee at the previous PZC meeting but they were unsure if thats what they would do.

There was discussion regarding the subdivision on Kelsey Hill and Falls Landing however that required no Open Space because the properties would stay between family members. There was discussion regarding the 3 properties on Main across from the River Wind Inn and whether that was a wetland or vernal pool and what the definition of a vernal pool. Do those properties have something spelled out in the PoCD. There was further discussion regarding the approval process if something came in for these properties. There was discussion regarding a stormwater easement to address the ponding.

Christine Nucci wanted to know who is responsible for the long term maintenance and who can be held responsible. Tony stated that it isnt the Zoning Enforcement. There was discussion regarding a blight ordinance. Alex stated the Town should be working with these businesses and we (PZC) arent staffed for this. Tony stated that PZ deals only with health and safety. Christine wanted to know about enforcing upkeep. There was discussion regarding a fine schedule. There is concern about the decline of Dunkin Donuts and it being front and center as you enter



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Town. There are far less cars there and it does not look good. The PoCD should address what happens when they leave. The Cumberland Farms is also not a clean looking area. Dan Batt stated the Design Advisory board could get expanded powers. Tax breaks for cleaning up commercial properties were also discussed to help clean up the Town.

Christine asked why EDC hasn't shown up to the PoCD meetings or joint meetings. The need for additional people was stressed as EDC should play a larger role.

Tanner brought back up the Falls Landing / Kelsey Hill subdivision and the need for a mechanism of bypassing open space by giving to family.

Laurie mentioned the dedication of the Rattling Valley Land Trust property and their last meeting is the following week. John stated there was new signage installed at a couple properties.

Fred stated there was a walk of the railroad at Gillette's Castle.

Tanner asked about Papoosha property, Tony stated they were coming back with a new conceptual plan. There were concerns about fire protection, future development and the length of dead end streets.

John stated there is a need for a plan for where the Land Trust needs to expand. Tony mentioned the connection from Book Hill and the Rattling Valley property.

Laurie stated they did not give permission to hunt or trap on Land Trust properties and that was happening on a property at Falls River Preserve. If you see that you should call the police because that is poaching. There are signs going up to address this issue. Tony asked about leashing dogs on Land Trust properties.

**Adjournment:** 7:50 p.m.

-Tony Bolduc