



## 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)

Web: [www.deepriverct.us](http://www.deepriverct.us)

### Joint Land Use Commissions Meeting:

#### 1. Call to Order July 12, 2023 at 7:00 p.m. conducted via Zoom.

P&Z Members: Tony Bolduc, Fred Jordan, Marian Staye and Daniel Smith

CIWC Members: John Voitovich, Tanner Steves

EDC Members:

LT Members: John Voitovich, Laurie Giannotti & Mike Zarfos

Design Advisory: Dan Batt

Citizens: Kathrine Russell

#### **PZC:**

Tony Bolduc stated that a school was seeking approval in the old Citizens Bank, the three lot subdivision on Doane Road was approved with a fee-in-lieu of Open Space, the two lot subdivision on Kelsey Hill was also approved with a fee-in-lieu of Open Space and couple of single family residence had come before the commission seeking approval within the Gateway District.

Marian Staye stated we are continuing work on the POCD and hope to have a public meeting in early October seeking input .

Tanner Steves asked if the Open Space fund was set up and what the balance was. He would also like to know if Alan Paradis personally thought the fund worked the way he thought it was intended.

Tony Bolduc stated that State Statutes dictates it is a separate fund, that PZC determines if the fee-in-lie is applied to sites, that the account had been established and to date only Kelsey Hill had deposited funds.

#### **CIWC:**

Tanner Steves stated no significant activities had taken place, only smaller violations. Still working on regulations revisions and matching State regulations.

John Voitovich stated the fee schedule and regulations are an ongoing process. Tony Bolduc asked if the commission was open to a possible \$5.00 increase to cover the cost of online permitting. Both Tanner and John agreed it didn't seem like a problem and would present it to the rest of the CIWC. Tanner continued that they are looking at surrounding Towns fees to see if their current fees are inline.

#### **EDC:**

No one was present for discussion.

#### **LT:**

Laurie Giannotti stated the Land Trust is pushing for participation in educational events. There is a possible land donation on Meadow Woods Road that may come forward. It would adjoin the Lyons Preserve and provide a connection along with parking relief.

John Voitovich stated the Land Trust has been tapping trees for sap, producing maple syrup with the Bushy Hill Nature Center and selling it. They have also been attending the Farmers Market to discuss stewardships and conducting public outreach.



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Tony asked about the Beech Tree Disease.

Laurie replied that stewards for their property would report on how to proceed.

Tanner said there is no cure and Beech isn't prioritized by foresters.

Mike Zarfos stated Poly-30 is a treatment but must be applied often making larger applications unviable.

There should be further outreach concerning Beech die out and underlying invasives will then have areas to fill in

Fred Jordan raised concerns regarding the Beech in front of the library and recommended reaching out to the Tree Warden

Tony asked who the tree warden was and Tanner replied Alan Majeski is listed on the Town's website.

### DA:

Dan Batt stated that design advisory approved a 2,000sq.ft home adjacent to the library which was a tear down rebuild. DA has also been making the process more formal.

**Adjournment:** 7:26 p.m.

-Tony Bolduc