



Deep River Planning & Zoning Commission

174 Main Street, Deep River, CT 06417

(860) 526-6030

zoning@deepriverct.us

PUBLIC HEARING & REGULAR MEETING:

Thursday, May 19, 2022 7:00 p.m

**Conducted Remotely Using Zoom

<https://us02web.zoom.us/j/84532460705?pwd=TktZRU5QcGY1RzdIR1V0NkxWYjBUQT09>

Meeting ID: 845 3246 0705

Password: 560218

All publicly-available materials to be discussed during the Meeting may be found [here](#)

1. Call to Order

2. Roll Call/Seating of Alternates

3. Public Hearing

- a. Zone Change 17 and 19 River St from Village Residential to Village Mixed Use zone to allow a mixed use in an existing building at 19 River St. Applicant: M&M New Properties c/o Mark Marino
- b. Text amendment application to add definitions for Cannabis Establishments under section 2.4C, add Cannabis Establishments to sections 4.29-4.31 Districts and Schedule of Uses as Special Permit Use, and add use related standards for Cannabis Retail Stores and Cannabis Cultivators under Section 7.B Additional and Special Standards Specific For Uses. Applicant: Deep River Planning and Zoning Commission

4. Acceptance of applications:

- a. Special Permit for conversion of existing barn into 600sqft retail space for 11 Union St. Applicant: Jennie Maneri.

5. Audience of Citizens: *Citizens may address the Commission on items not listed on the Agenda*

6. Approval of Minutes

- a. April 21, 2022 Regular Meeting

7. New Business:

- a. Zone Change 17 and 19 River St from Village Residential to Village Mixed Use zone to allow a mixed use in an existing building at 19 River St. Applicant: M&M New Properties c/o Mark Marino
- b. Text amendment application to add definitions for Cannabis Establishments under section 2.4C, add Cannabis Establishments to sections 4.29-4.31 Districts and Schedule of Uses as Special Permit Use, and add use related standards for Cannabis Retail Stores and Cannabis Cultivators



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under Section 7.B Additional and Special Standards Specific For Uses. Applicant: Deep River Planning and Zoning Commission

- c. Preliminary Discussion: Potential development concept for 575 Winthrop Road. Applicant: Ben Whelan

8. Old Business:

- a. Site Plan Application – Expansion of use at 169 Main Street, addition of outdoor patio.
Applicant: Matthew Verry

9. Reports:

- a. ZEO
- b. Attorney
- c. Engineer
- d. Chairman
- e. Budget

10. Payment of Bills

11. Adjournment