



Deep River Planning & Zoning Commission

174 Main Street, Deep River, CT 06417

(860) 526-6030

zoning@deepriverct.us

PUBLIC HEARING & REGULAR MEETING:

Thursday, June 16, 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. Special Permit for conversion of existing barn into 600sqft retail space for 11 Union St.
Applicant: Jennie Maneri.
- b. Special Permit for reconstruction of an existing deck, addition underneath an existing overhang, and a dormer above existing intersecting gable roof under section 14.4.1 Gateway Conservation Zone at 155 River Road. Applicant: Eric Auer/Auer Builders
- c. 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. Modification of existing Special Permit for Volume Reduction Facility/Transfer Station at 400 Commercial Drive. Applicant: Eastern Transfer Station (*Receipt of application/schedule PH*)
- b. Text amendment application to revise Section 5.2 "Net Buildable Lot Area." Applicant: Deep River Planning and Zoning Commission

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

6. Approval of Minutes

- a. May 19, 2022 Regular Meeting

7. New Business:

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



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8. Old Business:

9. Reports:

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

10. Payment of Bills

11. Adjournment