



Deep River Planning & Zoning Commission

174 Main Street, Deep River, CT 06417

(860) 526-6030

zoning@deeperiverct.us

PUBLIC HEARING & REGULAR MEETING

Thursday, April 20, 2023 7:00 p.m

**** Meeting Conducted Remotely Using Zoom****

<https://us02web.zoom.us/j/84532460705?pwd=TktZRU5QcGY1RzdIR1VONkxWYjBUQT09>

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/Seating of Alternates**
2. **Audience of Citizens:** *Citizens may address the Commission on items not listed on the Agenda*
3. **Public Hearing**
 - a. **Special Exception – SE#23-02** – 110 West Elm Street. Change of Use from Residential to Light Manufacturing w/Accessory Retail in Village Industrial District (VID). Applicant: Allison Sloane
 - b. **Special Exception – SE#23-03** – 112 River Road. New 4000+ sf. Single-Family Residence in Gateway Conservation District. Applicant: Tom Lontine
 - c. **Subdivision Application** – Three-Lot Subdivision at 277 River Road (Map 71 Lot 4-B). Applicant: Thomas K. Boyd & Katharine B. Dernocoeur.
4. **Approval of Minutes**
 - a. March 16, 2023 Regular Meeting
5. **Old Business**
 - a. **Special Exception – SE#23-02** – 110 West Elm Street. Change of Use from Residential to Light Manufacturing w/Accessory Retail in Village Industrial District (VID). Applicant: Allison Sloane
 - b. **Special Exception – SE#23-03** – 112 River Road. New 4000+ sf. Single-Family Residence in Gateway Conservation District. Applicant: Tom Lontine
 - c. **Subdivision Application** – Three-Lot Subdivision at 277 River Road (Map 71 Lot 4-B). Applicant: Thomas K. Boyd & Katharine B. Dernocoeur.
6. **New Business:**
 - a. **Subdivision Application** – 2 Lot Minor Subdivision at 22 Kelsey Hill Road (Map 59, Lot 6-6). Applicant: Sean & Jennifer Scott.
 - b. **Text Amendment** to Section 4.29 of Deep River Zoning Regulations (Village Commercial) to allow for Private School. Petitioner: CT Coastal Academy. *(receipt and schedule hearing)*



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7. Reports:

- i. ZEO
- ii. PoCD
- iii. Attorney
- iv. Chairman
- v. Budget

8. Payment of Bills

9. Adjournment