

# EAST LYME PLANNING COMMISSION

East Lyme Town Hall, Upper Meeting Room  
108 Pennsylvania Avenue  
East Lyme, Connecticut

## SPECIAL MEETING AGENDA 29 SEPTEMBER 2015 7:00 P.M.

FILED IN EAST LYME  
CONNECTICUT  
Sept 24 2015 AT 1:29 AM/PM  
Kathleen Sullo, Clerk  
EAST LYME TOWN CLERK

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CHAIRMAN Brian Schuch  
SECRETARY Frank Balantic

### **CALL TO ORDER**

#### **I ROLL CALL + PLEDGE OF ALLEGIANCE**

#### **II PUBLIC DELEGATIONS**

Public Delegations is the time when members of the public are invited to speak to the Commission about certain matters. Issues or concerns related to approved subdivisions under construction and in-house proposals or general topics of discussion are open to comment. Items, referrals, or applications subject to a decision by the Commission, a public hearing, or in litigation may not be discussed. The members of the Commission will not directly answer questions or make comment during delegations.

#### **III APPROVAL OF MINUTES**

Motions will be filed with the Town Clerk within 48 hours. Minutes are posted within seven days as per Connecticut State Statutes.

**A 15 September 2015 Public Hearing Meeting Minutes**

**B 15 September 2015 Regular Meeting Minutes**

#### **IV SUBDIVISIONS AND RE-SUBDIVISIONS - NONE**

#### **V ZONING REFERRALS [Connecticut General Statute 8-3a]**

Proposed changes in zoning regulations or boundaries shall be referred to the Planning Commission for a report that shall contain the findings of the Planning Commission on consistency of a proposed regulation or boundaries changes with the Plan of Development and any other recommendations the Planning Commission deems relevant. Failure of the Planning Commission to report prior to or at the hearing shall be taken as approval of such proposals. The report of the Planning Commission regarding such proposal shall include the reasons for the commission's vote and shall be incorporated into the records of any public hearing held thereon by the Zoning Commission. A proposal disapproved by the Planning Commission may be adopted by the Zoning Commission by a vote of not less than two-thirds of all the members of the Zoning Commission.

**A Application of Theodore A. Harris for GDEL Residential B, LLC; Application for a text amendment to the East Lyme Zoning Regulations Section 11.A.9.2.2 (C) to increase the number of units from 280 to 400.**

**VI MUNICIPAL REFERRALS [Connecticut General Statute 8-24] - NONE**

No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefore shall be recorded and transmitted to the legislative body of the municipality.

**VII OLD BUSINESS**

- A Plan of Conservation and Development (POCD)**
- B Status of Subdivisions and Bonds**
- C East Lyme Subdivision Regulation Proposed Changes - Section 9 - Assurances for Completion and Maintenance of Improvements**

**VIII NEW BUSINESS**

- A Planning Commission GOES PAPERLESS**
- B Wilson and Newton at 20 October 2015 Special Meeting**

**IX REPORTS**

- A Chairman**
- B Ex-Officio Rose Ann Hardy**
- C Zoning Agenda + Zoning Representative**
  - 17 September Thurlow
  - 1 October Schuch
  - 15 October Schwartz
  - 5 November Balantic
- D Sustainable Development and Climate Adaptation Subcommittee**  
Last met on December 19, 2014 (F. Schwartz, Staff: G. Goeschel)
- E Town Planner Gary Goeschel II**
- F Communications**

**X ADJOURNMENT**