

MEETING AGENDA
17 NOVEMBER 2015 @ 7PM

EAST LYME PLANNING COMMISSION

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

CHAIRMAN:	Brian Schuch
SECRETARY:	Frank Balantic (resigned)
RECORDING SECRETARY:	Brooke Stevens
TOWN PLANNER:	Gary Goeschel II

FILED IN EAST LYME
CONNECTICUT
Nov 10 2015 AT 2:35 AM PM
Carrie Talbot, Clerk
EAST LYME TOWN CLERK

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 the Connecticut State Statutes.

A 20 October 2015 Special Meeting Minutes

IV SUBDIVISIONS + RE-SUBDIVISIONS

A Subdivisions Overview/Dashboard

B Nottingham Hills Status

C Acceptance of Peach Lane, Orchards at East Lyme

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.

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VI MUNICIPAL REFERRALS [Connecticut General Statute 8-24]

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.

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VII OLD BUSINESS

A Plan of Conservation and Development (POCD)

B East Lyme Subdivision Regulation Proposed Changes - Section 9 -
Assurances for Completion and Maintenance of Improvements

VIII NEW BUSINESS

A 2016 Meeting Calendar

B East Lyme Planning Commission Bylaws

IX REPORTS

A Chairman Brian Schuch

B Ex-Officio Rose Ann Hardy

C Zoning Agenda + Zoning Representative

Brian Schuch	-
Frank Balantic	December 3, 2015
Rita Palazzo	November 5, 2015
Ernie Covino	-
Francine Schwartz	-
Joan Bengston	November 19, 2015

D Sustainable Development and Climate Adaptation

Last met on September 29, 2014 (F. Schwartz, Staff: G. Goeschel)

E Town Planner Gary Goeschel II

F Communications

X ADJOURNMENT