

East Lyme Planning Commission Regular Meeting Minutes
December 6th, 2016

Present: Brian Schuch, Chairman
Rita Palazzo, Secretary
Peter Lynch
Brenda Henderson
Joan Bengtson
Sami Yousuf, Alternate (*Sat as Regular Member)

Also Present: James Liska, Zoning
Attorney Ted Harris
Bobby Pfanner
Jason Pazzaglia
John Bialowans, Jr.

Absent: Holly Cheeseman, Ex-Officio
Gary Goeschel, Planning Director
Kirk Scott

FILED

Dec 12 2016 AT 8:45 AM/PM
Karen Gallo, etc
EAST LYME TOWN CLERK

I. **Call To Order**

Mr. Schuch called the Regular Meeting of the Planning Commission to order at 7:36 p.m.

Mr. Schuch welcomed back Ms. Palazzo to the meeting.

II. **Additions To The Agenda**

There were none.

III. **Call For Public Delegations**

There were none.

IV. **Reports**

A. **Communications**

Mr. Goeschel was absent from the meeting.

B. **Zoning Representative**

Ms. Bengtson said she attended the last meeting which was very brief consisted of the formation of a subcommittee for issues.

C. **Ex-Officio: Holly Cheeseman**

Ms. Cheeseman was absent from the meeting.

D. **Planning Director: Gary A. Goeschel II**

Mr. Goeschel was absent from the meeting.

E. Sub-Committees

1. Walkability

Mr. Schuch said there is nothing to report.

2. Sustainability and Climate Adaptation

Mr. Schuch said the planned workshop has been moved to January.

F. Chairman: Brian Schuch

Mr. Schuch said he has nothing to report.

V. Approval Of Minutes

A. November 15, 2016 Public Hearing Minutes

Mr. Bialowans said the list of Exhibits do not include his letter dated November 15th, 2016.

Ms. Henderson provided her copy of Mr. Bialowans' letter which was attached to the Minutes as Exhibit U1.

MOTION (1)

Mr. Lynch moved to approve the Public Hearing Minutes of November 15th, 2016.

Ms. Bengtson seconded the motion.

Vote: 4-0-2. Motion carries.

Ms. Palazzo and Mr. Yousuf abstained from the Vote.

MOTION (2)

Ms. Bengtson moved to approve the Regular Meeting Minutes of November 15th, 2016.

Ms. Palazzo seconded the motion.

Vote: 5-0-1. Motion carries.

Mr. Yousuf abstained from the Vote.

VI. Subdivisions and Re-Subdivisions

- A. Re-Subdivision 24 Darrows Ridge Road, East Lyme; Jason Pazzaglia, Applicant; Pazz and Construction LLC, Owner:** Application and Waiver Request from Section 23.5 B of the East Lyme Zoning Regulations for a 1-Lot Re-subdivision of 5.29 acres of land within the R-40 Zoning District located at 24 Darrows Ridge Road, East Lyme, Connecticut.

Mr. Schuch said we have 45 days to decide on this matter and reminded the Commission of the Exhibits presented earlier this evening- W, X, Y, Z and the previously Not included U1.

Mr. Lynch said he still wonders who will take care of the pond.

Ms. Bengtson said there are a lot of questions that haven't been answered and she

Would like to study the information provided some more; she added this decision will be setting a precedent.

The Commission decided to continue this item until the next regularly scheduled Meeting.

VII. Zoning Referrals

- A. **Application of the Town of East Lyme Zoning Commission:** Text Amendment to delete from the East Lyme Zoning Regulations Section 11.2.7 Convalescent Homes from Section 11 "LI-Light Industrial District." Convalescent Homes are presently permitted by Special Permit. Zoning Commission to hold Public Hearing on January 5, 2017.

Mr. Schuch spoke with Mr. Mulholland and the deliberation period will be open until The second meeting in January thereby giving the Commission an opportunity to respond even if this matter is continued until the next Planning Meeting.

The Commission continued this item until the next meeting.

- B. **Application of Robert S. Foster (Old Orchard Farm):** Text Amendment to amend Section 25 of the East Lyme Zoning Regulations to permit Farms of 5+ acres to obtain a Special Permit in order to conduct Farm Events and Agritourism Events (activities accessory to farm/agriculture use of the property.)

This item will be continued until the next regularly scheduled meeting.

VIII. Municipal Referrals

There were none.

IX. Old Business

- A. Plan of Conservation and Development (POCD) 2020 Update

This matter will be continued until the next meeting.

X. New Business

- A. 2017/2018 Fiscal Year Budget

Mr. Schuch said the budget is in the packet for Member review.

- B. Election Of Officers

Mr. Liska of 11 Legendary Road, a member of the Zoning Commission agreed to conduct the Planning Commission nominations in Mr. Goeschel's absence.

Mr. Liska called for nominations.

MOTION (3)

Mr. Lynch moved to elect Mr. Schuch as Chairman.

Ms. Palazzo seconded the motion.

Vote: 5-0-1. Motion carries.

Mr. Yousuf abstained from the Vote.

MOTION (4)

Mr. Lynch moved to elect Ms. Palazzo as Secretary.

Ms. Palazzo seconded the motion.

Vote: 5-0-1. Motion carries.

MOTION (5)

Ms. Palazzo moved to adjourn the Planning Commission Meeting at 7:58 p.m.

Ms. Bengtson seconded the motion.

Vote: 6-0-0. Motion carries.

Respectfully Submitted,



Brooke Stevens

Recording Secretary