

East Lyme Planning Commission Regular Meeting Minutes
November 15, 2016

Present: Brian Schuch, Chairman
Rita Palazzo, Secretary
Peter Lynch
Kirk Scott
Brenda Henderson
Joan Bengtson

Absent: Holly Cheeseman, Ex-Officio

Also Present: Bill Dwyer, Zoning

I. Call to Order - Pledge of Allegiance

Mr. Schuch called the Regular Meeting of the East Lyme Planning Commission to order at 8:19 p.m.

II. Call for Additions to the Agenda

There were no additions to the Agenda.

III. Call for Public Delegations

There were none.

IV. Reports

A. Communications

- **351A Boston Post Road Telecommunications Facility**

Mr. Goeschel reported this is the primary site for the cell tower. There is an agreement with the carriers that they will install an antenna within a silo and build a barn for mechanical equipment. He added the tower is lower than the existing plan.

B. Zoning Representative

Mr. Dwyer had no report.

C. Ex-Officio: Holly Cheeseman

Ms. Cheeseman was not present, and there was no report.

D. Planning Director: Gary A. Goeschel II

FILED

NOV 29 2016 AT 8:35 AM/PM
Karen Gulley, CLK
EAST LYME TOWN CLERK

Mr. Goeschel reported last month he attended an NE GIS Users' Group for a three-day event on scholarship. The Town paid for his lodging.

On December 6 we planned to have a Community Building Workshop. It will be postponed until January. We are reaching out to abutting municipalities.

Mr. Goeschel is working with the Nature Conservancy to incorporate some of the information received into our Plan of Development which will be updated shortly. The next update is due 2020. The POCD document has previously been done in house. We consulted with UCONN and the Southeastern Housing Alliance, and they prepared a housing will plan costs \$30,000. The UCONN plan costs \$50,000.

Mr. Schuch asked if there was a Vision Study prepared? Mr. Goeschel agreed to check on it.

E. Sub-Committees

- Walkability They did not meet, and there was no report.
- Sustainability and Climate Adaptation They did not meet and there was no report.

F. Chairman: Brian Schuch

Mr. Schuch thanked Mr. Goeschel for obtaining the projector.

V. Approval of Minutes

MOTION: Ms. Palazzo moved to approve the October 4, 2016 Regular Meeting Minutes of the Planning Commission, as presented. Ms. Bengtson and Ms. Henderson abstained from voting. (4-0-2) Motion carried.

VI. Subdivisions + 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 (Date of Receipt: September 6, 2016. Public Hearing Opens November 15, 2016).

This matter will be continued until this Commission's December meeting.

VII. Zoning Referrals [Connecticut General Statute (CGS) 8.3a]

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 recommendation 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 the Town of East Lyme Zoning Commission:** Text Amendment to delete from the East Lyme Zoning Regulations Section 11.2.7 Convalescent Home from Section II "LI-Light Industrial District". Convalescent Homes are presently permitted by Special Permit. Zoning Commission to hold public hearing on January 5, 2017.

No action was taken.

- 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). Zoning Commission to hold public hearing on January 5, 2017.

No action was taken.

VIII. Municipal Referrals (Connecticut General Statutes (CGS) 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 municipality 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.

IX. Old Business

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

Mr. Goeschel reported a Joint Land Study will be slated for December 7 to be presented and to accept documents to be given to all boards and commissions.

Mr. Schuch asked if this Commission will meet with the POCD. Mr. Goeschel replied a Steering Committee is needed. The recommendation is to consult with each Commission. The Steering Committee began in 2008. It had two from Zoning and two from Planning and members of the

Water and Sewer Commission. We can draft a letter and send a letter out regarding the Steering Committee.

Mr. Schuch added the Planning Commission has prepared the POCD in house. There was inter-departmental comments. We will try to answer any questions on our own and invite them.

Mr. Lynch asked can you have a Special Meeting? He was informed you could. Mr. Goeschel stated the Land Use Study was a good model and the Police Commission consists of elected officials. In this case a Steering Committee will need to consult with various commissions.

Mr. Schuch felt it needs to be concise and clear so the Town can adopt the policy. Mr. Goeschel stated we may need funds and possibly hire someone part time under this Commission's supervision. Mr. Schuch felt the previous POCD may be outdated. We will need to relook at where the Town is now. Mr. Goeschel reported the Economic Development Commission section was not updated. It is now critical that it is updated. Mr. Schuch felt the POCD is this Commission's primary resource. Mr. Goeschel agreed to make copies of the POCD and subdivision regulations.

X. New Business

A. 2017 Planning Commission Meeting Schedule.

The Planning Commission's 2017 meeting schedule was discussed.

MOTION: Ms. Palazzo moved to approve the 2017 Planning Commission's meeting schedule as presented. Seconded by Mr. Lynch. (6-0) Unanimous.

ADJOURNMENT

MOTION: Ms. Bengtson moved to adjourn the November 15, 2016 Regular Meeting of the Planning Commission at 8:45 p.m. Seconded by Ms. Palazzo. (6-0) Unanimous.

Respectfully submitted,

Frances Gheri, Substitute Recording Secretary