

Planning Commission Regular Meeting Minutes

Tuesday May 3rd, 2016

Present: Brian Schuch, Chairman
Joan Bengtson
Peter Lynch

Brenda Henderson
Kirk Scott, Alternate *(Sat as Regular Member)
Michael Hess, Alternate *(Sat as Regular Member)

FILED IN EAST LYME
CONNECTICUT
May 5, 2016 AT 2:35 AM (PM)
Kathleen Galt, Clerk
EAST LYME TOWN CLERK

Also Present: Gary Goeschel, Planning Director
Marc Salerno, Substitute Ex-Officio
Joel Hara, Planning Intern

Absent: Ernie Covino
Rita Palazzo
Brenda Henderson
Anthony Arias, Alternate
Holly Cheeseman, Ex-Officio

Mr. Schuch called this Regular Meeting of the Planning Commission to order at 7:08p.m.

I. Pledge and Additions to the Agenda

Mr. Schuch led the Pledge; there were no additions to the agenda.

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 approve subdivisions under construction (Item VI) and in-house proposals or general topics of discussion (Item VII) 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.

There were none.

III. Reports

A. Communications

Mr. Goeschel reported that the DOT has submitted their application to the DEEP for the work they are set to complete on the bridge over Lake Pattagansett.

A. Liaison to Zoning

Ms. Palazzo is ill and unable to attend this evening but she did transmit her report via email. All outside dining applications were approved and the application for special use in the RU-40 Zone was approved, with exception of the wedding aspect due to noise consideration.

B. Ex-Officio Marc Salerno

Mr. Salerno reported that the Board of Selectmen meeting for May 4th has been cancelled in favor of a Special Meeting at 4pm to tour the elementary schools; the Board of Education has voted to close Niantic Center, renovate Lillie B. Haynes and rebuild Flanders 7 to 9 years from now.

C. Town Planner Gary Goeschel

Mr. Goeschel said the wetland permit for Costco has been approved.

Mr. Goeschel discussed the "urban park" which will replace the former gas station at 224 Main Street, noting that it will be a kind of extension of the Town Green. He explained that the Town has applied with the State to participate in the Brownfield Program and he also detailed some of the other Grants the Town has applied for.

D. Sub-Committees

a. Sustainable Development and Climate Adaptation

There has been no subcommittee action. Mr. Goeschel will be sending out invites to other municipalities for the workshop with Adam Whelchel at the Nature Conservatory.

E. Chairman Brian Schuch

Mr. Schuch had nothing to report.

IV. Approval of Minutes

A. March 1st, 2016 Public Hearing Minutes

- ****Motion (1)**

Ms. Bengtson moved to approve the Public Hearing Minutes of the March 1st, 2016 meeting.

Mr. Lynch seconded the motion.

Vote: 5-0-0. Motion passed.

B. March 1st, 2016 Regular Meeting Minutes

- ****Motion (2)**

Ms. Bengtson moved to approve the Regular Meeting Minutes of March 1st, 2016.

Mr. Lynch seconded the motion.

Vote: 5-0-0. Motion passed.

V. Subdivision Regulations

A. Subdivision Review

Mr. Goeschel said that work continues in the Orchards and had nothing else to report.

VI. Zoning Referrals (CGS 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 boundary 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 Zoning Commission.

There were no zoning referrals.

VII. Municipal Referrals (CGS 8-24)

There were none.

VIII. Old Business

A. Plan of Conservation and Development (POCD)

No action needed tonight, so tabled until the next meeting.

IX. New Business

A. GIS Mapping and Analysis work completed for the East Lyme Planning Department and Commission- Presentation by Joel Hara, Intern and Gary Goeschel, Director of Planning.

Intern Joel Hara came forward to do his presentation on "The Power of GIS." Joel explained that GIS analyzes data by spatially placing it, usually in map form.

Joel showed a short video on GIS "A New Way to see" followed by a detailed examination of the various data projects he mapped with Town Staff.

The GIS projects include:

1. FEMA Community Rating System for 100 year and 500 year Storm predictions.

- Can use this data for future decision making.
- Map shows size and address of parcels, whether residence or business and owner name.
- Attached Town buildings to the predictions.
- Info illustrates where vulnerabilities are.
- Mr. Schuch can see these types of maps being adopted by Zoning.

The Commission discussed climate change, sea level rise and salt marshes in regards to the coastline. Mr. Schuch noted that Hurricane Sandy was quantified as a 500 year event. Mr. Hara said that GIS was used to determine evacuation plans for the Town, which increased our FEMA rating.

2. Drainage Systems in Town

- Details drainage piping, catch basins, outflows, water bodies, discharge locations.
- This mapping is used to track the maintenance of the Town's basins.

3. Contaminated Sites in Town

- A table set was created to illustrate the sites for consideration during future planning.

Mr. Schuch said it's refreshing to see our landscape so clearly.

4. Land Use Map of Town which illustrates the following-

- Roads
- Developed Areas
- Turf & Grass
- Other Grasses
- Agriculture
- Deciduous Forest
- Coniferous Forest
- Water
- Non-Forested Wetland
- Tidal Wetland
- Barren Land
- Utility Row(s)

5. Sidewalks- Mapping includes-

- Crosswalks
- Sidewalks
- Boardwalk
- Road Center
- Condition Assessments as well as other notes.
- Proposed Sidewalks

This can be used to track sidewalks that need repair as well as future sidewalk placement.

The Commission discussed pedestrian accessibility in Town.

Mr. Schuch said he would like to be part of a Sidewalk Subcommittee and noted that a cohesive plan would be beneficial; he would compare this to our Open Space Plan.

Mr. Salerno said he would also like to be part of a Sidewalk Subcommittee and noted that we could have plans ready to go for when grant opportunities present themselves.

Mr. Goeschel said this mapping could be utilized to evaluate the sidewalks to nowhere in Town. Town Ordinance requires the Town to maintain and plow sidewalks; removal of sidewalks to nowhere would save man hours and salt supply.

6. Oswegatchie Hills Trails Project

Mr. Hara included the newly acquired land in the mapping.

7. Town Subdivisions- mapping includes-

- Year approved.
- Table details
- Parcel data

8. Parcel/CAMA Data

9. Populations Totals by Gender

10. 911 Response Analysis- mapping includes past-

- Assaults
- Burglary
- Disturbances
- DUI
- Larceny
- Robbery
- Sex Offenders
- Sexual Assaults
- Warrants
- Weapons Incidents

This mapping can illustrate hotspots for the Police Department to focus on during patrol. Mr. Hara noted that the Town of Stonington has utilized some of his classmates for this exact mapping project.

11. Seasonal Analysis of Crimes for 2015

12. Traffic Density/Impact of I-95

Mr. Hara highlighted some potential future mapping projects for the next intern such as

- public assets
- the declining school population and allocation of the education budget

- crime, 211, medical-rescue, fire and police records.
- impact of downtown on Niantic businesses
- summer commuter and boater traffic in Rocky Neck and Niantic River
- continuation of storm water catchment and drainage mapping

The Commission thanked Mr. Hara for all of his hard work.

B. Budget Discussion

Mr. Goeschel explained that a change in employment status from part-time to full-time of the Planning Recording Secretary, as well as the increase in the amount of meetings and the lengthy duration of said meetings has led to Planning Commission exceeding their clerical budget.

Mr. Goeschel added that the Board of Selectmen approved a \$1,000 transfer from Contingency to cover this expense for the rest of the year. He clarified that budget cuts will require this same request to occur next year if the Commission continues with the same Recording Secretary.

The Commission agreed they were happy with the minutes taken and would like retain the current Secretary. The Secretary and Mr. Goeschel discussed streamlining the minutes emphasizing that meeting minutes should never be a transcript.

ADJOURNMENT

- ****Motion (3)**

Ms. Bengtson moved to adjourn the Planning Commission Meeting at 8:54p.m.

Mr. Lynch seconded the motion.

Vote: 5-0-0. Motion passed.

Respectfully Submitted,



**Brooke D. Stevens,
Recording Secretary**