

Planning Commission Regular Meeting Minutes

Tuesday April 4th, 2017

Present: Peter Lynch
Rita Palazzo, Secretary
Kirk Scott
Sami Yousuf, Alternate *(Sat as Regular Member)
Don Phimister, Alternate*(Sat as Regular Member)
Michael Hess, Alternate*(Sat as Regular Member)

Absent: Brian Schuch, Chairman
Brenda Henderson
Joan Bengtson

FILED

Apr 5 2017 AT 12:00 AM/PM
Kenneth Yalton, Jr.
EAST LYME TOWN CLERK

Also Present: Gary Goeschel, Planning Director
Marc Salerno, Ex-Officio

Ms. Palazzo called this Regular Meeting of the Planning Commission to order at 7:04p.m.

I. Pledge

Ms. Palazzo led the Pledge.

II. Additions to the Agenda

There were none.

III. Call for Public Delegations

There were none.

IV. Reports

A. Communications

Mr. Goeschel had nothing to report.

B. Zoning Representative

Mr. Phimister attended the March 16th, 2017 Zoning Meeting. He said the Zoning Commission reviewed the Planning Commission letter regarding banners, line by line. Mr. Phimister said point 5 (of the letter) is the jurisdiction of the Board of Selectmen and point 6 is a matter already addressed in sign code.

Zoning did take the recommendation by Planning to change the verbiage of the sign material to "lightweight durable material." The Zoning Commission clarified the signs will only be about Town controlled events. This item has been forwarded to the Board of Selectmen to rule on.

C. Ex-Officio: Marc Salerno

Mr. Salerno said the Public Hearing regarding the Mostowy Road Lease will occur April 6th, 2017 followed by the regular Board of Selectmen meeting.

Mr. Salerno detailed the Lockup Agreement the Town signed with Waterford.

The School referendum passed after being rescheduled; we are the first Town in Connecticut history to have to reschedule a referendum.

D. Planning Director: Gary A. Goeschell II

Mr. Goeschel had nothing to report.

E. Sub-Committees

1. Walkability

This was tabled until the next regularly scheduled meeting. Mr. Goeschel said he is refining the map Mr. Schuch requested.

2. Sustainability and Climate Adaptation

This was tabled until the next regularly scheduled meeting. Mr. Goeschel is working on a staff workshop.

F. Chairman: Brian Schuch

Mr. Schuch was not in attendance.

V. Approval of Minutes

A. March 7th , 2017 Regular Meeting Minutes

• **Motion (1)

Mr. Lynch moved to approve the Regular Meeting Minutes for March 7th, 2017.

Mr. Scott seconded the motion.

Vote: 5-0-1. Motion carried.

Mr. Hess abstained from the vote.

VI. Subdivisions & Resubdivisions

There were none. Mr. Goeschel shared that the Inland Wetlands Agency received an application for a 25 lot subdivision and he anticipates receiving a petition from nearby residents.

VII. 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 none.

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, sustainably 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 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.

There were none.

IX. Old Business

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

Mr. Goeschel had no update at this time. He said the DOT will be holding an Exit 74 Interchange public hearing on April 18th, 2017.

B. 24 Darrows Ridge Rd/Pazzaglia Request for Extension of Time to file Mylars

Ms. Palazzo recused herself from this item.

There was no discussion.

Mr. Goeschel noted that by State Statute the applicant is permitted to file for two 90 day extensions and is only asking for one at this time.

- ****Motion (2)**

Mr. Lynch moved to approve the 24 Darrows Ridge Rd/Pazzaglia Request for Extension of Time to file Mylars.

Mr. Yousuf seconded the motion.

Vote: 5-0-0. Motion carried.

Adjournment

- ****Motion (3)**

Mr. Lynch moved to adjourn the Planning Commission Special Meeting at 7:25p.m.

Mr. Hess seconded the motion.

Vote: 5-0-0. Motion passed.

Respectfully Submitted,

Brooke D. Stevens,
Recording Secretary