

# EAST LYME PLANNING COMMISSION

FILED

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

*July 27* 20 *17* AT *7:20* AM/PM

*Gary A. Goeschel II*  
EAST LYME TOWN CLERK

CHAIRMAN: Brian Schuch  
SECRETARY: Rita Palazzo

PLANNING DIRECTOR: Gary Goeschel II  
RECORDING SECRETARY: Brooke Stevens

## CALL TO ORDER

- I **ROLL CALL + PLEDGE OF ALLEGIANCE**
- II **CALL FOR ADDITIONS TO THE AGENDA**
- III **CALL FOR 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. During delegations, the members of the Commission will not directly answer questions or make comment.*

## IV **PUBLIC HEARINGS**

- A. **Application of Anne K. Torrance, Applicant/ Owner;** Application for a 2-Lot Re-subdivision of approximately 2.05-acres Zoned RU-40 at 197 Upper Pattagansett Road, East Lyme, Assessor's Map# 35.0 Lot# 30.
- B. **Application of Robert Fusari, Real Estate Service of Connecticut, Inc, Applicant/ Owner;** Application for a 25-Lot Re-subdivision of approximately 97.3 ±-acres, Zoned RU-40 at Spring Rock Road and Green Valley Lakes Road, East Lyme, Assessor's Map# 14.0 Lot# 45, together with a waiver request from Section 6-10-11 of the East Lyme Subdivision Regulations.

## V **REPORTS**

- A **Communications**
- B **Zoning Representative**
- C **Ex-Officio: Marc Salerno**
- D **Planning Director: Gary A. Goeschel II**
- E **Sub-Committees**
  - Walkability
  - Sustainability and Climate Adaptation
- F **Chairman: Brian Schuch**

## MEETING AGENDA

TUESDAY, 1 August 2017, 7:00PM

### VI **APPROVAL OF MINUTES**

*Motions are filed with the Town Clerk within 48 hours. Minutes are posted within seven days as per the Connecticut State Statutes.*

A April 4, 2017 Regular Meeting Minutes

B July 11, 2017 Public Hearing and Regular Meeting Minutes

### Vii **SUBDIVISIONS + RE-SUBDIVISIONS**

A Application of Anne K. Torrance, Applicant/ Owner; Application for a 2-Lot Re-subdivision of approximately 2.05-acres Zoned RU-40 at 197 Upper Pattagansett Road, East Lyme, Assessor's Map# 35.0 Lot# 30.

B Application of Robert Fusari, Real Estate Service of Connecticut, Inc, Applicant/ Owner; Application for a 25-Lot Re-subdivision of approximately 97.3 ±-acres, Zoned RU-40 at Spring Rock Road and Green Valley Lakes Road, East Lyme, Assessor's Map# 14.0 Lot# 45, together with a waiver request from Section 6-10-11 of the East Lyme Subdivision Regulations.

### Viii **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 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.*

### IX **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 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.*

### X **OLD BUSINESS**

A Plan of Conservation and Development (POCD) 2020 Update

### XI **NEW BUSINESS**

A Orchards Bond Reduction

### **ADJOURNMENT**