

Planning Commission Special Meeting Minutes

Tuesday February 28th, 2017

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

FILED
Mar 1 20 17 AT 3:30 AM/PM
Caunyalbo, CL
EAST LYME TOWN CLERK

Also Present: Gary Goeschel, Planning Director

Absent: Rita Palazzo, Secretary
Michael Hess, Alternate
Marc Salerno, Ex-Officio

Mr. Schuch called this Special Meeting of the Planning Commission to order at 7:00p.m.

I. Pledge

Mr. Schuch led the Pledge.

Mr. Schuch sat Mr. Phimister as a Regular Member for the Special Meeting.

II. 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.

- A. Application of the Town of East Lyme Zoning Commission:** Text Amendment to amend Section 11, Light Industrial Districts by modifying the language in Section 11.2.2 and modifying Section 11.2.4., by redefining Hotels and adding a definition of Motels. (Zoning Commission to hold a Public Hearing on March 2, 2017)

Mr. Schuch reviewed the task at hand with the Commission noting the Commission is required to furnish a report regarding these Referrals for Zoning.

Mr. Lynch reported that the only difference he sees between Motels and Hotels is the presence of a center point for a lobby. He added that he thought the amendment request is pretty straight forward.

The Commission discussed Mr. Goeschel's memorandum dated February 28, 2017.

Mr. Goeschel said the proposed text amendment provides clarity between the two types of uses (Hotel vs. Motel) and will result in "Motels" being prohibited within the CB-Commercial District as well as within the LI-Light Industrial District and GPDD- Gateway Planned Development District.

Mr. Goeschel said that since the regulation supports the intent of industrial only zones by prohibiting any residential component, in his opinion, he finds it consistent with the POCD.

- ****Motion (1)**

Mr. Lynch moved that pursuant to Section 8-3A of the Connecticut General Statutes, the Planning Commission of the Town of East Lyme, exercising its authority and having reviewed the proposal for a Text Amendment referenced above, finds the aforesaid proposal consistent with the 2009 Plan of Conservation and Development as amended, based on the findings in the memorandum from Gary A. Goeschel II, Director of Planning dated February 28, 2017.

Ms. Bengtson seconded the motion.

Vote: 6-0-0. Motion passed.

- B. **Application of Jason Pazzaglia:** Text Amendment to add Section 8 CA Commercial Districts, "Notwithstanding the above, where municipal sewer is available, lots used for mixed use shall have a minimum of 7,500 square feet plus 1,200 square feet for each efficiency or one-bedroom living unit and 2,000 square feet for each two-bedroom unit" (Zoning Commission to hold a Public Hearing on March 2, 2017)

Mr. Goeschel provided the Commission with five maps for reference (attached.) The maps depict the Commercial Arterial (CA) Zone and the number of parcels that could support residential dwelling units under the existing regulation as well as the proposed.

1. Map 1- the existing CA-Zone where there are 750 parcels of land.
2. Map 2- depicts the lots having a minimum of 7,500-square feet; there are 334 parcels.
3. Map 3- depicts the lots having a minimum of 8,700-square feet; there are 323 parcels.

These parcels would be able to support at least one, 1-bedroom living unit or efficiency.

4. Map 4- depicts the lots having 9,500-square feet; there are 216 parcels.

These parcels are capable of supporting at least one, 2-bedroom living unit.

5. Map 5- depicts approximately 281 parcels that are greater or equal to 12,500-square feet.

These parcels could have mixed use dwellings as the primary use under the current regulations.

Based on the proposed regulation approximately 42 additional parcels would meet the criteria for at least one, 1-bedroom dwelling unit or efficiency and approximately 35 additional parcels will meet the criteria for at least one, 2-bedroom dwelling unit.

The Commission discussed the Amendment.

Mr. Goeschel said it would provide more opportunities for people to rent in Town.

Mr. Lynch questioned how this Amendment might affect school enrollment.

Mr. Scott said he's concerned about density; the 17,000 and over parcels could be split resulting in a much higher number than these map calculations show.

Mr. Scott wondered how many more residential units will be added and asked if this supports our POCD.

The Commission discussed the parcels within the sewer-shed and Mr. Schuch cautioned that the decision will affect the Town; the consequences need to be considered.

Mr. Schuch wondered if more mixed use dwellings might result in more blight.

The Commission reviewed Mr. Goeschel's second memorandum dated February 28, 2017 concerning this Amendment.

Ms. Bengtson, Ms. Henderson and Mr. Lynch all said they were uncomfortable with this text amendment change.

Ms. Henderson said she did not want to see multi-use buildings all over Town.

Mr. Goeschel said it sounds like this change will not maintain the unique character of Niantic.

Ms. Henderson said that you do not see this kind of development in Mystic.

Mr. Goeschel said it promotes small scale residential in mixed use development within the CA-Zone which we want, but without plans we can't definitively say yay or nay.

Mr. Goeschel and Mr. Lynch discussed Church Lane which is where Mr. Pazzaglia wants to build.

Mr. Schuch said the change opens up the potential to a sprawling character to the Town. The policy and the POCD indicate that the Town should maintain its unique character.

- ****Motion (2)**

Mr. Scott moved that based on the preliminary analysis as depicted by maps 1-5 (attached); the potential increase in density may adversely impact community character and may change both primary and ancillary uses. This could negatively impact or disrupt neighboring properties as well as school enrollment; therefore, the Planning Commission finds the aforesaid proposal inconsistent with the 2009 Plan of Conservation and Development, as amended. As such, it is strongly recommended that the Town develop village area plans in order to guide the development of small scale mixed use, single and two family dwellings, and senior housing within village districts as per the policy of Objective 1.1 of the POCD.

Ms. Bengtson seconded the motion.

The Commission discussed the motion.

- ****Motion (3)**

Mr. Scott amended his motion to include the following comments:

1. The Policy in the POCD indicates the Town should maintain the unique character of both Niantic and Flanders Villages by encouraging single and two family dwellings, small scale mixed use and senior housing within the Village Districts.
2. As the proposed regulation will increase the potential for residential dwelling units as part of a mixed-use development, the Zoning Commission must consider how the proposed regulation would impact the entire CA- Commercial Zoning District.

Ms. Bengtson amended her motion to include the above mentioned comments.

Vote: 6-0-0. Motion passed.

Adjournment

- ****Motion (4)**

Ms. Bengtson moved to adjourn the Planning Commission Special Meeting at 9:06p.m.

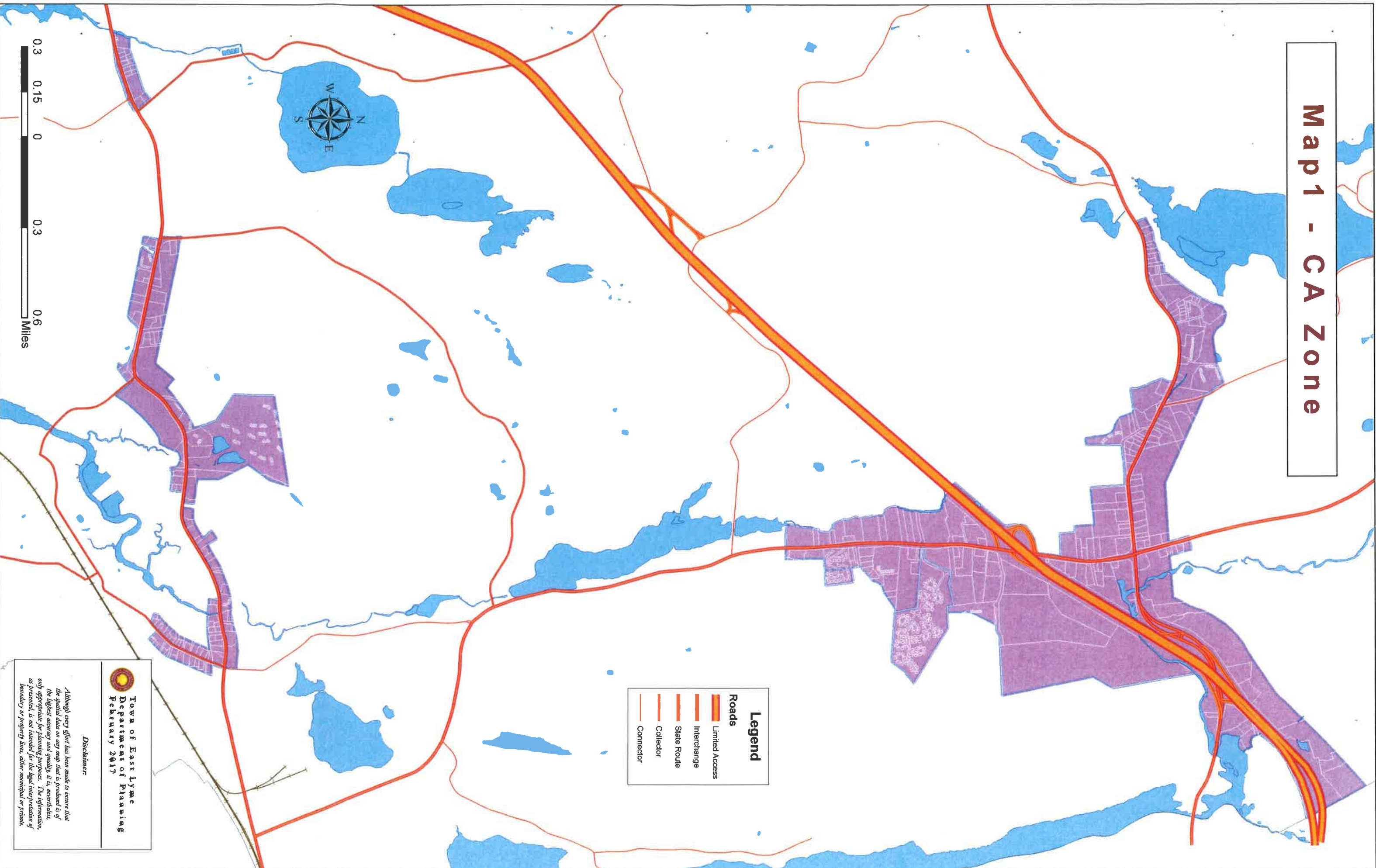
Mr. Lynch seconded the motion.

Vote: 6-0-0. Motion passed.

Respectfully Submitted,

Brooke D. Stevens,
Recording Secretary


Map 1 - CA Zone



Legend

Roads

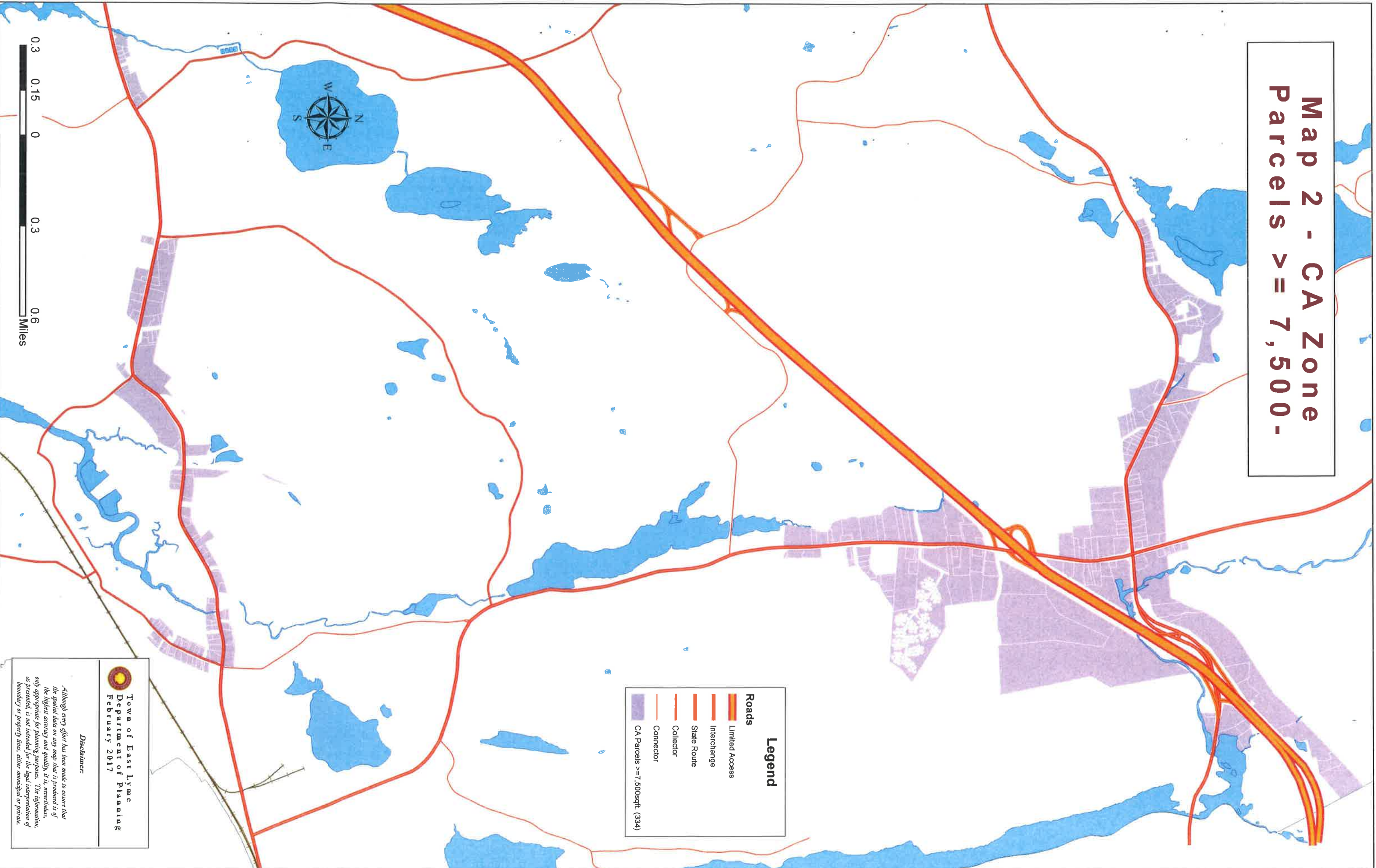
- Limited Access
- Interchange
- State Route
- Collector
- Connector

**Town of East Lyme**
Department of Planning
February 2017

Disclaimer

Although every effort has been made to ensure that the spatial data on any map that is produced is of the highest accuracy and quality it is, nevertheless, only appropriate for planning purposes. The information as presented is not intended for the legal interpretation of boundary or property lines, either municipal or private.

Map 2 - CA Zone Parcels >= 7,500 -




Legend

Roads

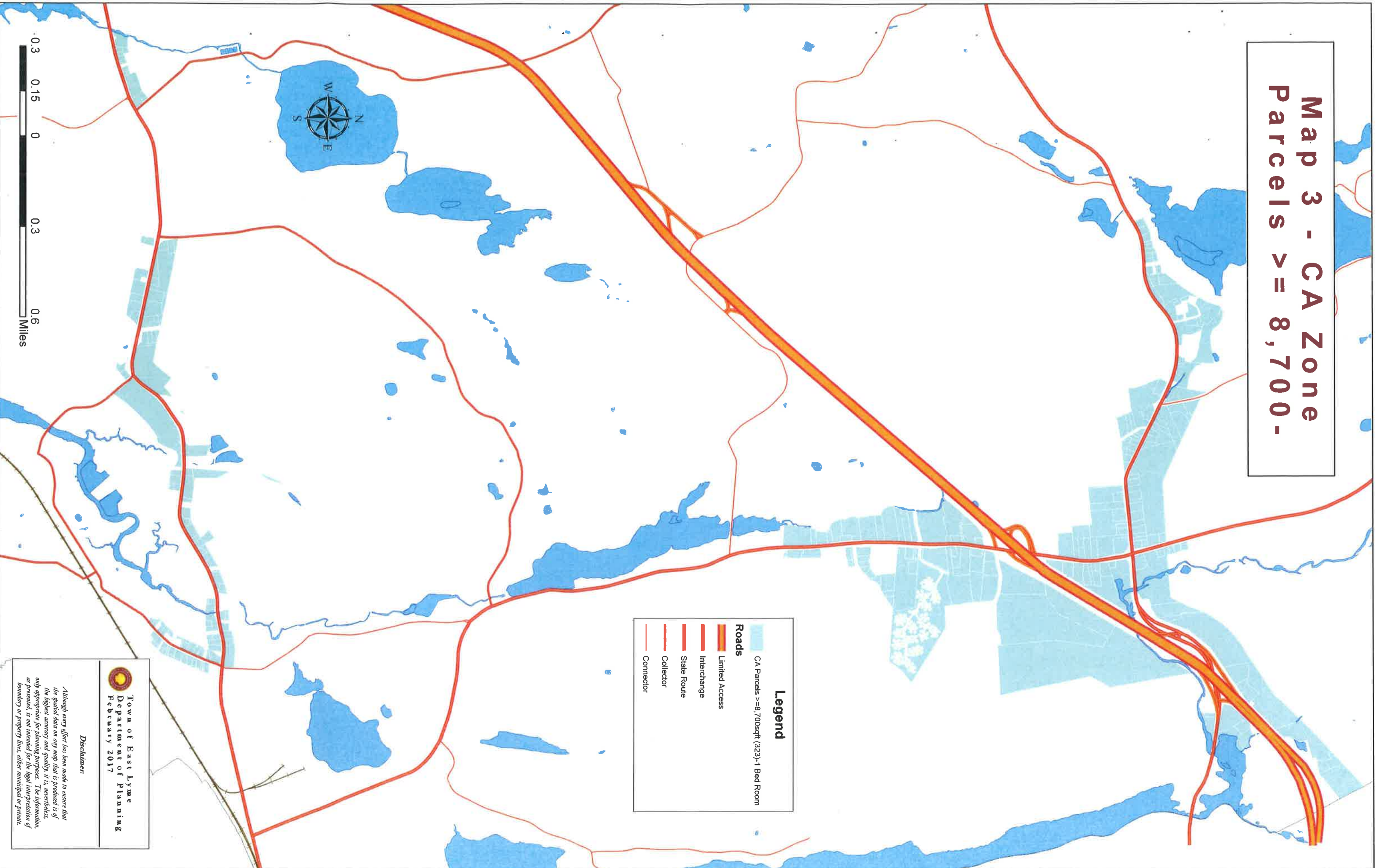
- Limited Access
- Interchange
- State Route
- Collector
- Connector
- CA Parcels >=7,500sqft. (334)

0.3 0.15 0 0.3 0.6 Miles


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Map 3 - CA Zone Parcels >= 8,700 -




Legend

- CA Parcels >=8,700sqft (323)-1 Bed Room

Roads

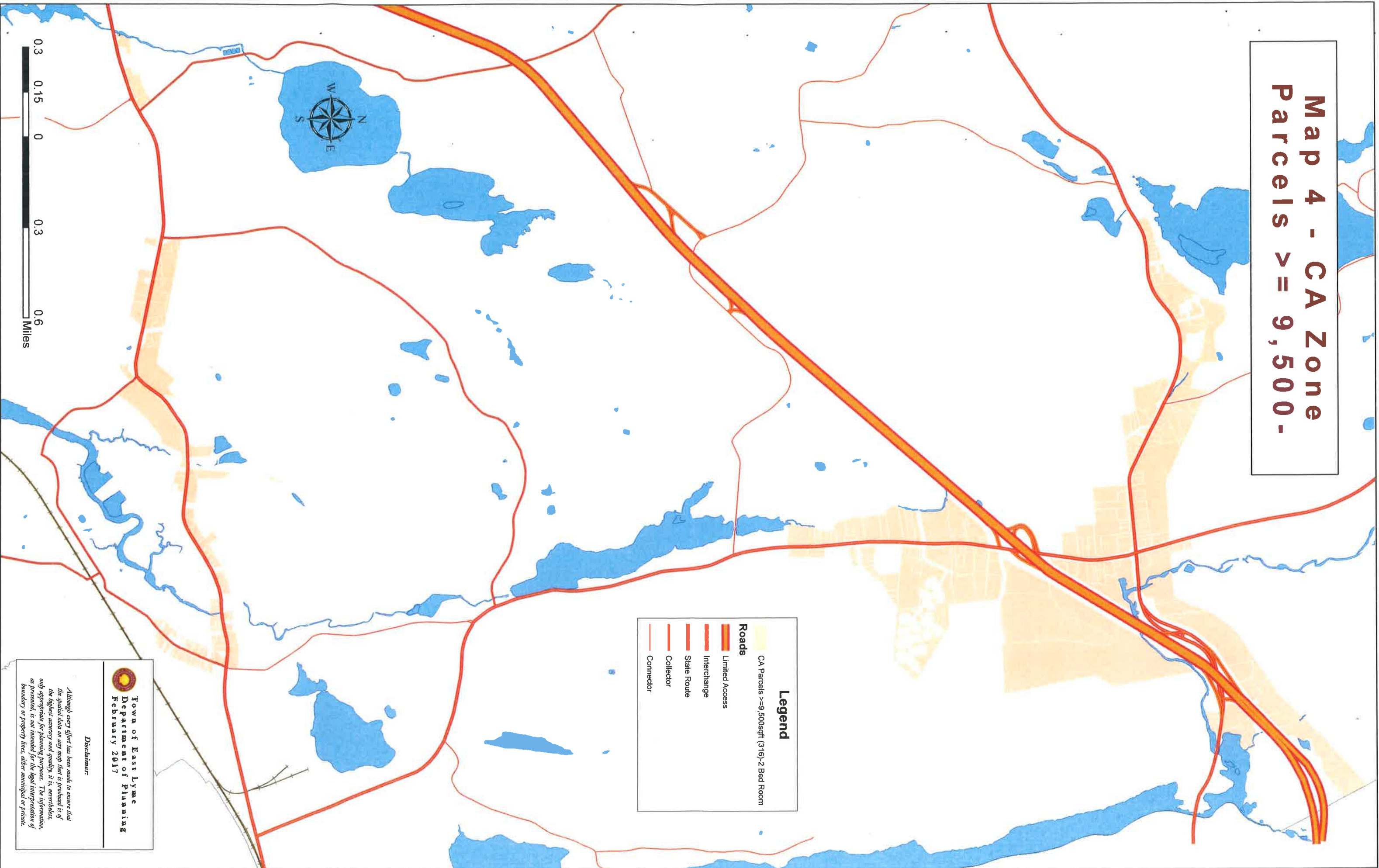
- Limited Access
- Interchange
- State Route
- Collector
- Connector

0.3 0.15 0 0.3 0.6 Miles


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Map 4 - CA Zone Parcels \geq 9,500 -



Legend


- CA Parcels \geq 9,500sqft (3/16)-2 Bed Room

Roads

- Limited Access
- Interchange
- State Route
- Collector
- Connector

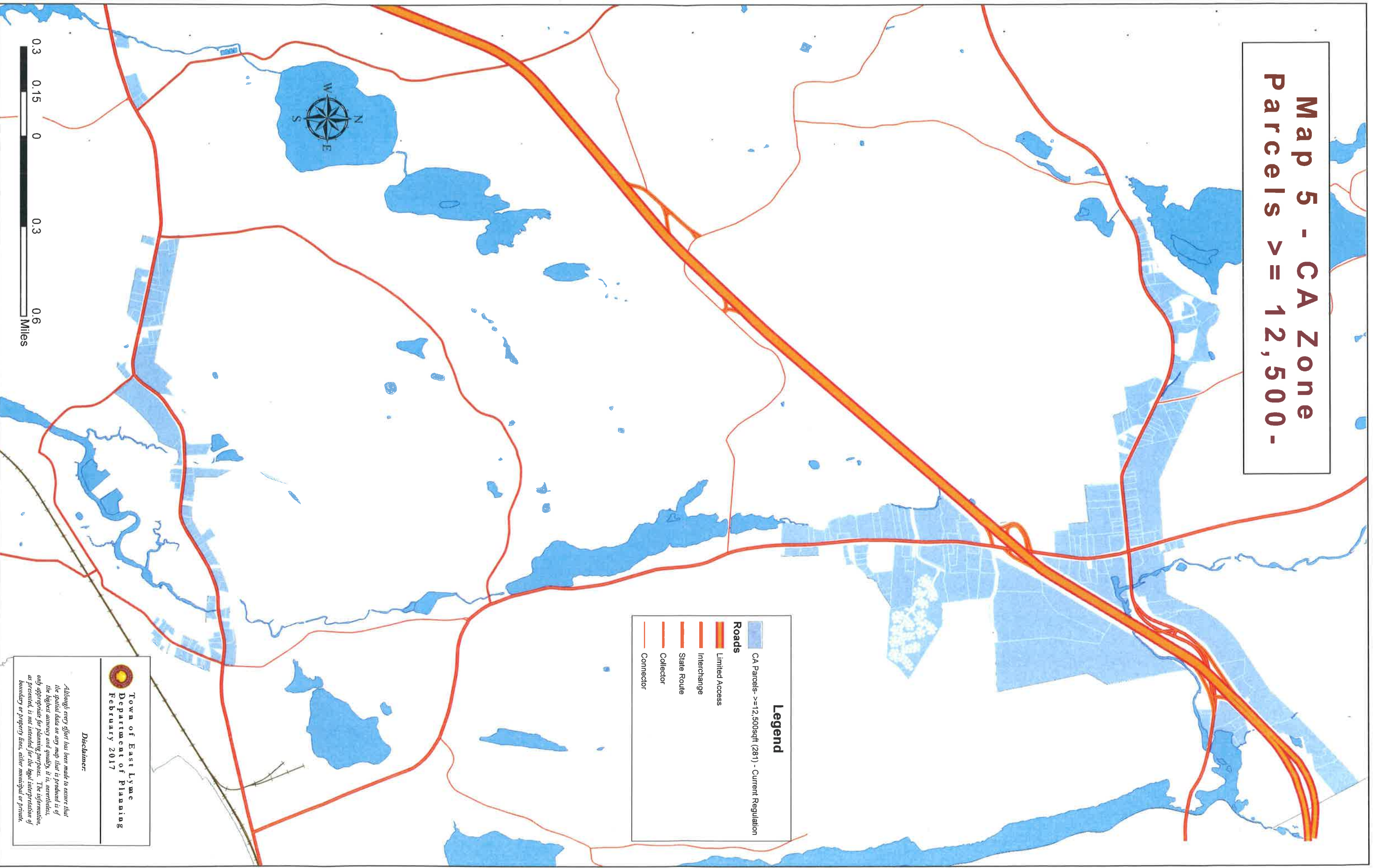
0.3 0.15 0 0.3 0.6 Miles




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Map 5 - CA Zone Parcels >= 12,500 -




Legend

- CA Parcels- >=12,500sqft (287) - Current Regulation

Roads

- Limited Access
- Interchange
- State Route
- Collector
- Connector


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