

EAST LYME PLANNING COMMISSION

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

CHAIRMAN: Brian Schuch PLANNING DIRECTOR: Gary Goeschel II
SECRETARY: Rita Palazzo 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 REPORTS

A Communications

- East Lyme Conservation of Natural Resources Commission Chairman Art Carlson

B Zoning Representative

C Ex-Officio: Mark Salerno

D Planning Director: Gary A. Goeschel II

E Sub-Committees

- Walkability
- Sustainability and Climate Adaptation

F Chairman: Brian Schuch

FILED

Jan 5 2017 AT 10:20 AM/PM
Karen Palazzo, atc
EAST LYME TOWN CLERK

V **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 December 6, 2016 Public Hearing Minutes

B December 6, 2016 Regular Meeting Minutes

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: Sept. 6, 2016. Public Hearing Opened Oct. 4, 2016, Con't. to Nov. 15, 2016 and Closed Dec. 6, 2016.*)

REGULAR MEETING AGENDA
TUESDAY, 10 January 2017, 7:00 PM

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 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.*

- 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 Homes from Section 11 "LI-Light Industrial District". Convalescent Homes are presently permitted by Special Permit. Zoning Commission to hold public hearing on January 5, 2017.
- 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.
- C.** **Application of the Town of East Lyme Zoning Commission:** Text Amendment to add to the East Lyme Zoning Regulations Section 9, CB Commercial Districts, section 9.1.0 Single Family Dwelling, and to Section 9.3.1 All lots used for residential purposes shall have a minimum of 10,000 square feet of area.

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 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.*

- A.** **Town of East Lyme CGS 8-24 Referral;** Town of East Lyme transfer of 0.0349 acres of land owned by the State of Connecticut to the Town of East Lyme on Walnut Hill Road.

IX **OLD BUSINESS**

- A** **Plan of Conservation and Development (POCD)2020 Update**

X **NEW BUSINESS**

- A** **Walnut Hill Chase Subdivision Expiration/Extension**
- B** **2017 Schedule of Zoning Representative**

XII **ADJOURNMENT**