

Karen Galbo

From: Brooke Stevens [brookers2@aol.com]
Sent: Tuesday, October 10, 2017 1:49 AM
To: Karen Galbo
Subject: Please file

**Planning Commission Regular Meeting Minutes
Tuesday October 3rd, 2017**

Present: Brian Schuch, Chairman
Rita Palazzo, Secretary
Joan Bengtson
Peter Lynch
Don Phimister, Alternate *(Sat as Regular Member)

Absent: Kirk Scott
Brenda Henderson

Also Present: Gary Goeschel, Planning Director
Rose Ann Hardy, Substitute Ex-Officio

Mr. Schuch called the Planning Commission to order at 7:04 p.m.

I. Pledge

Mr. Schuch led the Pledge.

II. Additions to the Agenda

There were none.

III. Call for Public Delegations

There were none.

IV. Public Hearings

There were none.

V. Reports

A. Communications

Mr. Goeschel said the CLEAR Landuse Workshop is in November, for all those who wish to attend.

B. Zoning Representative

Ms. Palazzo attended the Zoning Commission Meeting and briefly discussed the two Docko petitions that were approved by Zoning.

C. Ex-Officio

Ms. Hardy filling in for Mr. Salerno, detailed the joint meeting held between the Board of Selectmen and the Board of Education. The concept discussed was a micro grid which would power certain buildings; it would be an island within the existing power grid and provide power during outages. Ms. Hardy added the following details:

- A Grant is available and the plan is to house this at Lillie B. Haynes.

FILED

Oct 10 2017 AT 8:30 AM/PM
Karen Galbo, atc
EAST LYME TOWN CLERK

- The "island" will generate enough power, to power the Community Center, Lillie B. Haynes, and the Middle School.
- If successful a larger unit could be sought to power our industrial park as well as the northern end of Town; this would allow the possibility of a grocery store and/or gas station staying open during a major storm or disaster.
- If we received the Grant it would provide for the smaller project at Lillie B. Haynes.
- This item is on the Agenda for the Board of Selectmen meeting tomorrow night.

Mr. Goeschel observed that in terms of sustainability this project fits right in.

Mr. Schuch asked for an update on the conversion of the streetlights to LED and Mr. Goeschel explained it is underway.

D. Planning Director Report

Mr. Goeschel said Gateway is moving forward and progressing.

E. Sub-Committees

1. Walkability
2. Sustainability and Climate Adaptation

Mr. Goeschel said there is nothing new to report and noted we are short an intern.

F. Chairman Report

Mr. Schuch said he has nothing to report.

VI. Approval of Minutes

A. September 5, 2017 Regular Meeting Minutes

Ms. Palazzo noted she was absent from the September 5th, 2017 meeting but read the minutes, and comfortable with the content of the minutes.

- ****Motion (1)**

Mr. Lynch moved to approve the Planning Commission Meeting Minutes of September 5th, 2017.

Ms. Bengtson seconded the motion.

Vote: 5-0-0.

VII. Subdivisions + Re-Subdivisions

A. Preliminary Review Request of KSK Associates LLC for proposed subdivision of land at Goldfinch Terrace, Egret and Cedarbrook Lane.

Mr. Goeschel put together a memorandum which highlights the proposal and is in the Member packet. Mr. Goeschel explained he spoke to Attorney O'Connell, and he said the application has to be submitted with the open space and the open space can't be deeded beforehand. Mr. Goeschel said this topic will be coming up again in the future.

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.

A. Application of Theodore A. Harris, Esq., for Gateway Development/ East Lyme LLC for a proposed text amendment to the East Lyme Zoning Regulation 11.A Gateway Development District.

Mr. Goeschel said the public hearing is scheduled for November 2nd. He noted the highlighted sections in yellow is what is being deleted (attached.) The Commission discussed the intent of the text amendment.

Mr. Goeschel noted in terms of the bridge required to cross the Pattagansett River, the Applicant doesn't want that to be something that must be done to get the C/O. He added that he personally finds this inconsistent; the commercial was supposed to be developed first but the problem with the infrastructure and economy has slowed down the commercial, which is why the Applicant wants to be proceed with the residential.

The Commission discussed the Referral.

Ms. Bengtson asked why we should keep changing our regulations when they haven't lived up to what they promised.

Mr. Goeschel said we need to consider what is fiscally prudent for our Town. He added with this change the district would consist of residential apartments with no gateway; this is not consistent with our Zoning or Planning Regulations.

The Commission briefly discussed Chapter 4 and 8 of the POCD.

Mr. Schuch asked Ms. Hardy if she has any context for this amendment. Ms. Hardy replied that if the Commission disagrees, it is important to state specifically why you disagree. She added that Zoning needs their support on this issue and suggested having a temporary subcommittee to draft a motion.

Ms. Palazzo said she would like to review the Master Plan from the Zoning Regulations. Mr. Schuch said according to the regulations the public improvements are supposed to be done prior to the certificate of occupancy.

- ****Motion (2)**

Mr. Schuch moved to schedule a Special Planning Commission Meeting on October 30th, 2017.

Mr. Lynch seconded the motion.

Vote: 5-0-0.

Mr. Schuch cancelled the Planning Commission Meeting scheduled for November 7th, 2017.

Ms. Hardy said it's important to consider what harm could result in allowing this change.

The Commission discussed protection of the river and Mr. Goeschel said they could ask the Conservation of Natural Resources to comment on this issue. Mr. Schuch suggested asking one of their members to attend the Special Meeting.

Mr. Goeschel said he can send them a referral.

This item was tabled until the Special Meeting.

IX. Municipal Referral (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, sewage, 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.

There were none.

X. Old Business

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

This has been tabled until the next meeting.

B. Orchards Bond Reduction

Mr. Goeschel directed the Commission to their Member packet and the memorandum from Victor Benni dated September 25th, 2017 which highlights the As-built(s) as reviewed. He also directed the Commission to the certificate of satisfactory completion of public improvements.

The Commission discussed the Bond Reduction.

- ****Motion (3)**

Mr. Schuch moved accept Holly Lane as a completed road.

Ms. Bengtson seconded the motion.

Vote: 5-0-0.

- ****Motion (4)**

Mr. Schuch moved to release a portion of the Public Improvement Bond in the amount of \$566,711 dollars, for the completed public improvements and utilities associated with the construction of the road designated as "Holly Lane" and the portion of the road designated at "Arbor Crossing" extending from the southerly intersection of Peach Lane to its northerly intersection with Peach Lane and release a portion of the Erosion and Sedimentation Control Bond, \$125,000 of the E&S Bond will be retained in case needed for completion of the project.

Ms. Palazzo seconded the motion.

Vote: 5-0-0.

- ****Motion (5)**

Ms. Palazzo moved to adjourn the Planning Commission Meeting at 8:35 pm.

Ms. Bengtson seconded the motion.

Vote: 5-0-0.

Respectfully Submitted,

Brooke D. Stevens,
Recording Secretary