

**Planning Commission Regular Meeting Minutes
Tuesday December 5th, 2017**

Present:

Rita Palazzo
Kirk Scott
Brenda Henderson
Thomas W. Fitting Jr.
Peter Lynch
Don Phimister, Alternate (*Sat as Regular Member)
Kathryn L. Johnson, Alternate

Also Present: Gary Goeschel, Planning Director
Kevin Seery, Substitute Ex-Officio
Mark Nickerson, First Selectman
James Liska, Zoning Liaison

FILED

Dec 7 2017 AT 12:10 AM/PM
Caru Galbo
EAST LYME TOWN CLERK

Absent: David McIhenney

Ms. Palazzo called the Planning Commission to order at 7:04 p.m.

I. Pledge

Ms. Palazzo led the Pledge.

II. Additions to the Agenda

MOTION (1)

Mr. Lynch moved to add the election of officers to tonight's Agenda.

Mr. Scott seconded the motion.

Vote: 6-0-0, Motion passed.

Mr. Seery came forward and opened nominations for the position of Chairman of the Planning Commission for the remainder of 2017 and 2018 calendar years.

MOTION (2)

Mr. Scott nominated Ms. Palazzo for the position of Chairman.

Mr. Phimister seconded the motion.

MOTION (3)

Mr. Lynch nominated Mr. Scott for the position of Chairman.

Ms. Henderson seconded the motion.

MOTION (4)

Mr. Lynch moved to close the nominations.

Mr. Scott seconded the motion.

Vote: 6-0-0, Motion passed.

Mr. Seery asked for all those in favor of Ms. Palazzo as Chairman

Aye: Mr. Scott, Ms. Palazzo, Mr. Phimister and Mr. Fitting (4 in favor.)

Mr. Seery asked for all those in favor of Mr. Scott as Chairman

Aye: Mr. Lynch and Ms. Henderson (2 in favor.)

Vote: 4-2-0, Ms. Palazzo is elected as Chairman.

Mr. Seery opened nominations for the position of Secretary of the Planning Commission for the remainder of 2017 and 2018 calendar years.

MOTION (5)

Ms. Palazzo nominated Mr. Scott for the position of Secretary.

Mr. Lynch seconded the motion.

There were no other nominations.

Vote: 6-0-0, Motion passed. Mr. Scott is elected as Secretary.

III. Call for Public Delegations

1. Attorney Jason Westcott came forward and reminded the Commission that he represents the Lepkowskis' of 27 Green Valley Lake Road. Mr. Westcott previously came before the Commission in regards to the Green Valley Lakes 25-lot Subdivision. The issue boiled down is that a Subdivision will result in a road running along the other side of the Lepkowski's property and no buffer will exist between their home and the new road; currently required buffer applies to lots and not roads.

Mr. Westcott is asking the Commission to consider proposing a text amendment by public hearing for the Subdivision Regulations. He clarified that they are not speaking on the application itself, merely on the non-existence of a form to petition for a text amendment public hearing. He asked if it might be acceptable to use the one page Zoning Application that is utilized for Conservation by Design applications.

Mr. Westcott said this is a Zoning Regulation but the only agency that would impose a buffer requirement is the Planning Commission. A referral will occur at Thursday's

Zoning Meeting followed by a public hearing in January. Mr. Westcott said they thought it would be beneficial to bring this to the attention of the Planning Commission.

Mr. Goeschel is explained that he along with Town Council, is looking into an appropriate form. He added that the Town may actually need to adopt an ordinance for a fee, form and established procedure.

Mr. Westcott said he would like to see the Commission act on their own and schedule a public hearing which is permissible according to their own regulations.

2. First Selectman Mark Nickerson came forward to thank the Commission for serving, and to welcome the new members.

IV. Public Hearings

There were none.

V. Reports

A. Communications

There were none.

B. Zoning Representative

Mr. Goeschel said alphabetical order will be utilized for assigning the Planning Liaison to appear at each Zoning Commission meeting.

MOTION (6)

Mr. Scott moved to approve the 2018 Planning Commission Meeting Schedule.

Mr. Lynch seconded the motion.

Vote: 6-0-0, Motion passed.

C. Ex-Officio Report

Mr. Salerno is not in attendance and substitute Ex-Officio Mr. Seery had to leave early, so there is no report.

D. Planning Director: Gary Goeschel

Mr. Goeschel said he has nothing to report but noted he would share Land Use class info with the new members. He also added we will be moving to an all digital format for our meeting recordings.

E. Sub-Committees

Mr. Goeschel briefly discussed his goals for these sub-committees; this work will be part of the 2020 POCD update.

1. Walkability

Mr. Phimister and Mr. Lynch said they are interested in participating.

2. Sustainability and Climate Adaptation

Mr. Phimister and Mr. Fitting are interested in participating.

F. Chairman

Ms. Palazzo has just been elected and has nothing to report.

G. Development Status Update

Mr. Goeschel will present this at a future meeting.

VI. Approval of Minutes**A. October 3, 2017 Regular Meeting Minutes****MOTION (7)**

Mr. Lynch moved to approve the Planning Commission October 3, 2017 Regular Meeting Minutes.

Mr. Phimister seconded the motion.

Vote: 5-0-1, Motion passed.

Ms. Henderson abstained from the vote since she did not review the Minutes prior to tonight's meeting.

VII. Adjournment**MOTION (8)**

Mr. Scott moved to adjourn the Planning Commission Meeting at 7:45 p.m.

Ms. Henderson seconded the motion.

Vote: 6-0-0, Motion passed.

Respectfully Submitted,



Brooke Stevens,
Recording Secretary