

EAST LYME PLANNING COMMISSION

East Lyme Town Hall, Upper Meeting Room

108 Pennsylvania Avenue, East Lyme, Connecticut

CHAIRMAN: Rita Palazzo PLANNING DIRECTOR: Gary Goeschel II
SECRETARY: Kirk Scott RECORDING SECRETARY: Brooke Stevens

CALL TO ORDER

I ROLL CALL + PLEDGE OF ALLEGIANCE

II CALL FOR ADDITIONS TO THE AGENDA

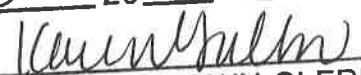
III CALL FOR PUBLIC DELEGATIONS

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

FILED

Jan 2 2018 AT 2:55 AM/PM

 EAST LYME TOWN CLERK

V APPROVAL OF MINUTES

- A December 5, 2017 Regular Meeting Minutes

VI SUBDIVISIONS + RE-SUBDIVISIONS - None

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.

REGULAR MEETING AGENDA

TUESDAY, 9 January 2018, 7 PM

- A Application of Theodore A. Harris, Esq., Agent, for Guy's Oil Service Station, Inc., Owner;** Application for a zone change from existing RU-40 to CA of a portion of the properties at 87 W Main Street and W Main St, East Lyme Assessor's Map 11.3 Lot 101 and East Lyme Assessor's Map 11.1 Lot 3.
- B Application of Jason Westcott, Esq., Agent for Brian Lepkowski, Owner;** Application for a text amendment to Section 23.5 of the East Lyme Zoning Regulations Buffers.

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 Request of the Town of East Lyme;** Application for a Special Permit for the construction of seasonal water and sewer lines to Cini Park, a sewer grinder pump, concrete ramps for restroom access, an outdoor shower, an electrical connection and a portable restroom trailer to serve Cini Park and the adjacent beach at 22 Main Street, East Lyme. East Lyme Assessor's Map 12.2, Lot 3.
- B Request of the Town of East Lyme;** Application for a Special Permit for a public park, consisting of a granite "Welcome to Niantic" sign, a raised platform of decorative pavers, granite curbing, concrete sidewalks, relocation of the Rotary clock, planting areas, grass and trees at 224 Main Street, East Lyme Assessor's Map 12.1, Lot 113.

IX **OLD BUSINESS**

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

X **NEW BUSINESS**

- A 197 Upper Pattagansett Road, Ann Torrance Applicant/Owner;** Request for an Extension of Time to file Mylars

ADJOURNMENT