

EAST LYME PLANNING COMMISSION REGULAR MEETING MINUTES

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

Present: Rita Palazzo, Chairman; Kirk Scott, Vice Chairman; Peter Lynch; Brenda Henderson; Thomas Fitting; Lawrence Fitzgerald; Don Phimister, Alternate

Absent: Kathryn Johnson

FILED
Mar 23 2018 AT 1:40 AM/PM
Kathryn Johnson
EAST LYME TOWN CLERK

CALL TO ORDER

Chairwoman Palazzo called the meeting to order at 7:03PM

I ROLL CALL + PLEDGE OF ALLEGIANCE

The chair introduced the Commissioners and lead the public to observe the pledge.

II CALL FOR ADDITIONS TO THE AGENDA - None

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 – None

B Zoning Representative – No Report

C Ex-Officio: Mark Salerno – Selectman Salerno gave a brief report that the Board of Selectman are reviewing the budget and were going to present it to the Board of Finance on the 14th.

D Planning Director: Gary A. Goeschel II – G. Goeschel indicated there was a workshop being hosted by the SECCOG and SECHA regarding future housing needs and the recently completed housing needs assessment.

Sub-Committees

- Walkability – No Report as they have not met
- Sustainability and Climate Adaption – No Report as they have not met.

F Chairman: Rita Palazzo – Chairwomen Pallazzo did not have anything to report at this time.

V APPROVAL OF MINUTES

A January 9, 2018 Regular Meeting Minutes - Tabled

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.

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.

G. Goeschel introduced the proposed text amendment as referred by the Zoning Commission. G. Goeschel indicated that it was his opinion that the proposed the amendment was not in necessarily in keeping with the POCD but, more specifically inconsistent with the intent of the Conservation Development by Design (CDD) regulations.

G. Goeschel referred them to his memorandum in which he identified a section within the POCD that the proposed amendment would not be consistent with. G. Goeschel indicated that while although the proposed text amendment was not necessarily inconsistent or consistent with the POCD, it certainly did not further the intent of the CDD regulations as described in the Purpose under Section 23 of the East Lyme Zoning Regulations.

MOTION (1): P. Lynch moved to find the proposed text amendment inconsistent with the 2009 East Lyme POCD as amended.

Seconded by: K. Scott

Discussion: G. Goeschel advised the Commission if they are to find the proposal inconsistent, they must specify their reason(s) why.

MOTION (2): P. Lynch moved to amend his motion to indicate the new language would increase road frontage from 50' to 140' which is in conflict with Chapter 3 of the POCD.

Seconded by: K. Scott amended his Second.

Discussion: There was no further discussion.

Vote: Unanimous (6-0-0)

VIII **MUNICIPAL REFERRALS [Connecticut General Statutes (CGS) 8-24]**-None

IX **OLD BUSINESS**

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

G. Goeschel briefly mentioned the POCD will need to be updated in by the end of 2020 and he is working on finding grant money to help with the preparation.

X **NEW BUSINESS**

A **Request of Brian Lepkowski for the Commission's Consideration of a Regulation Change of Section 6-15-4 Landscaped Buffers.**

Mr. Brian Lepkowski provided an overview of Section 16-15-4 of the East Lyme Subdivision Regulations and reviewed the language he is proposing the Planning Commission consider in an effort to have the Subdivision Regulations amended.

REGULAR MEETING AGENDA
TUESDAY, 6 March 2018, 7 PM

Mr. Lepkowski explained his right-of-way issue and his claim that there are no plans in the East Lyme Town Hall showing the radius cuts and a proposed road extension adjacent to his property. He indicated the regulation proposes to enact a buffer between existing lots and proposed roads. His proposal would require a 40-foot vegetative buffer between and adjacent lot and a proposed road which could be waived if the developer is unable to achieve a 40-foot buffer due to existing homes on either side of the proposed right-of-way.

G. Goeschel advised that the Commission need only to take Mr. Lepkowski' s request under advisement as they are not required to hear an application for a text amendment because only the Planning Commission can change the Town's Subdivision Regulations.

ADJOURNMENT

Motion (3): P. Lynch moved to adjourn the meeting at 8:27PM

Seconded by: K. Scott

Discussion: None

Vote: Unanimous (6-0-0)

