

**Planning Commission Regular Meeting Minutes
Tuesday April 3rd, 2018**

Present:

Kirk Scott
Peter Lynch
Thomas W. Fitting Jr.
Lawrence Fitzgerald
Don Phimister, Alternate (* Sat as Regular Member)

Also Present: Gary Goeschel, Planning Director
Marc Salerno, Ex-Officio

FILED

Apr 9 2018 AT 10:15 AM/PM
Karen Gulm
EAST LYME TOWN CLERK

Absent:

Rita Palazzo
Brenda Henderson
Kathryn L. Johnson, Alternate (*Sat as Regular Member)

Mr. Scott called the Planning Commission to order at 7:02 p.m.

I. Pledge

Mr. Scott led the Pledge.

II. Additions to the Agenda

MOTION (1)

Mr. Lynch motioned to add the following under New Business, Item B- Application of Edward J. Watson, Applicant/Owner for a 3-Lot Resubdivision of 11.11-acres of land located at 31 Walnut Hill Road, East Lyme, CT, Zoned RU-40 Rural Residential, Tax Assessor's Map #48, Lot #63 to tonight's Agenda.

Mr. Fitzgerald seconded the motion.

Vote: 5-0-0, Motion passed.

III. Call for Public Delegations

There were none.

V. Reports

A. Communications-

Mr. Goeschel read an email from Kathryn Johnson, Planning Commission Alternate, for the Commission. The email detailed two areas in Black Point for sale that might make a great spot for open space and a bike or jogging path. Mr. Salerno said he would mention this to the Board of Selectmen.

B. Zoning Representative

Ms. Palazzo was not in attendance.

C. Ex-Officio: Marc Salerno

Mr. Salerno shared that the Board of Selectmen has passed the budget and the Board of Finance are reviewing it now.

- There is a 0% increase for Town and 2.5% for BOE.
- Parks & Rec are going to self manage.
- Tomorrow there is a DOT Meeting to discuss the Niantic River Bridge Project.
- The Park downtown is getting started and they're bricks for sale.
- The School project is moving forward- everything came in under budget; Niantic Center and Lillie B are being done together, and Flanders is going out to bid now.

D. Planning Director: Gary Goeschel

Mr. Goeschel handed out literature regarding the responsibilities and duties of the Planning Commission for their perusal.

E. Sub-Committees

1. Walkability

2. Sustainability and Climate Adaptation

The Subcommittees have not met yet. Mr. Goeschel will work on the schedule of meetings for the subcommittees.

F. Chairman

Ms. Palazzo was not in attendance.

VI. Approval of Minutes

A. Minutes of March 6, 2018 Regular Meeting Minutes

MOTION (1)

Mr. Lynch moved to approve the Regular Meeting Minutes of March 6, 2018 with one correction- Item C, "Mark" is spelled incorrectly and should read "Marc."

Mr. Phimister seconded the motion.

Vote: 5-0-0, Motion passed.

VII. Subdivisions & Re-Subdivisions

There were none.

VIII. Zoning Referrals (CGS) 8-3a

Commission a report that shall contain the findings of the Planning Commission on consistency of a proposed regulation or boundary 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 a text amendment to Section 8.2.2 Mixed use Dwelling Units, of the East Lyme Zoning Regulations, Parking.

The Commission discussed the application.

Mr. Goeschel explained this would allow a developer to provide two calculations and would give them more flexibility. Mr. Goeschel said in his opinion, this application promotes economic growth and has an added environmental conservation component since it would reduce impervious surfaces.

MOTION (2)

Mr. Lynch moved to approve the Application of Theodore A. Harris, Esq., for a text Amendment to the East Lyme Zoning Regulations, Parking- Section 8.2.2 Mixed Use Dwelling Units.

Mr. Fitting seconded the motion.

MOTION (3)

Mr. Lynch moved to amend his motion and find the Application of Theodore A. Harris, Esq., for a text amendment to the East Lyme Zoning Regulations, Parking- Section 8.2.2 Mixed Use Dwelling Units as consistent with the 2009 POCD, as amended.

Mr. Fitting amended his second.

Vote: 5-0-0, Motion passed.

B. Request of the Town of East Lyme Zoning Commission for a text amendment to the East Lyme Zoning Regulations Section 18, Table 1.5B.

Mr. Goeschel directed the Commission to the member packet and the signage area calculation. He explained this proposal would give the applicant some relief- they would otherwise need a

variance and have to establish a hardship before the ZBA; in a situation where a sign is too small it's unlikely an applicant would get a variance for such a situation.

The Commission discussed the Application.

Mr. Lynch said he is concerned about a proliferation of signage.

Mr. Scott suggested tabling this topic until the next meeting and asked Mr. Goeschel research this for the Commission.

IX. Old Business

1. Plan of Conservation and Development (POCD): 2020 Update

Mr. Goeschel said he will work with the Selectman to address forming a Steering Committee for the POCD update.

X. New Business

- A. Application of Robert Fusari, Real Estate Service of Connecticut, Inc, Applicant**
Application for a 23-Lot Re-subdivision of approximately 97.3+ acres, Zoned RU-40 at Spring Rock Road and Green Valley Lakes Road, East Lyme, Assessor's Map# 14.0 Lot# 45, together with a waiver request from Section 6-10-11 of the East Lyme Subdivision Regulations.

Mr. Goeschel said this has to go before the Council of Governments and Old Lyme given that some of the property goes over the Town line.

- B. Application of Edward J. Watson, Applicant/Owner;** Application for a 3-Lot Re-subdivision of 11.11-acres of land located at 31 Walnut Hill Road, East Lyme, CT, Zoned RU-40 Rural Residential, Tax Assessor's Map #48, Lot #63.

Mr. Goeschel will schedule the Public Hearing for this item.

XI. Adjournment

Motion (4)

Mr. Lynch moved to adjourn the Planning Commission Meeting at 7:44 p.m.

Mr. Fitzgerald seconded the motion.

Vote: 5-0-0, Motion passed.

Respectfully Submitted,

Brooke Stevens,
Recording Secretary

