

**Planning Commission Regular Meeting Minutes
Tuesday May 1st, 2018**

Present:

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

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

Absent: Lawrence Fitzgerald

FILED IN EAST LYME
CONNECTICUT
May 24 2018 AT 9:00 AM/PM
Brenda Henderson ATC
EAST LYME TOWN CLERK

Ms. Palazzo called the Planning Commission to order at 7:12 p.m.

I. Pledge

Ms. Palazzo led the Pledge.

II. Additions to the Agenda

MOTION (1)

Mr. Lynch motioned to add the following under New Business, Item X- Application of Robert Fusari, Real Estate Service of Connecticut, Inc, Applicant/Owner; 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. Scott seconded the motion.

Vote: 6-0-0, Motion passed.

III. Call for Public Delegations

There were none.

IV. Reports

A. Communications-

Mr. Goeschel had no communications to report.

B. Zoning Representative

Mr. Scott detailed the April 5th, 2018 zoning meeting he attended; the application of Brian Lepkowski for a text amendment to Section 23.5 of the East Lyme Zoning Regulations Buffers was denied. The Commission also held a lengthy discussion about Alternative Care Dispensaries.

C. Ex-Officio: Marc Salerno

Mr. Salerno said that the budget was forwarded to the Board of Finance by the Board of Selectmen, resulting in the scheduling of a Public Hearing to be followed by a Referendum on May 24th, 2018. He added there is a 1.13 mill increase.

Mr. Salerno also shared that the construction of the Park downtown has begun, and the School project is moving forward.

D. Planning Director: Gary Goeschel

Mr. Goeschel had no report.

E. Sub-Committees

1. Walkability

2. Sustainability and Climate Adaptation

The Subcommittees have not met yet.

F. Chairman

Ms. Palazzo had no report.

V. Approval of Minutes

A. Minutes of April 3rd, 2018 Regular Meeting Minutes

MOTION (1)

Mr. Lynch moved to approve the Regular Meeting Minutes of April 3rd, 2018.

Mr. Scott seconded the motion.

Vote: 5-0-1, Motion passed.

Ms. Johnson abstained from the vote.

VI. Subdivisions & Re-Subdivisions

A. Application of James Bernardo, LS, Agent, for Edward J. Watson, Applicant/Owner; Application for a 2-Lot Re-subdivision of approximately 11.11- acres Zoned RU-40 at 31 Walnut Hill Road, East Lyme Assessor's Map # 48.0 Lot #63.

Mr. Goeschel said the Public Hearing for this item is scheduled for June 5th, 2018.

B. Application of Robert Fusari, Real Estate Service of Connecticut, Inc, Applicant/ Owner; 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 explained that Real Estate Service of Connecticut, Inc. is withdrawing its planning application for Twin Valley Lakes dated March 26, 2018 for procedural issues. This item has to go before the Inland Wetlands Agency first and an application will be resubmitted.

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

The Commission discussed the application.

MOTION (3)

Mr. Scott moved that the East Lyme Planning Commission finds the proposed text amendment to the East Lyme Zoning Regulations Section 18, Table 1.5B consistent with the East Lyme 2009 Plan of Conservation and Development, as Amended, for the following reasons:

1. Based upon the analysis and findings in Mr. Goeschel's memorandum to the Planning Commission dated May 1, 2018, the above referenced Referral is consistent with the Objectives 2.1 and 2.2 of the POCD.

Mr. Lynch seconded the motion.

Motion passed, 6-0-0.

- B. **Request of Marjorie Lineweber** for a text amendment to the East Lyme Zoning Regulations, Section 11.2 Light Industrial Districts to allow as a Special Permit Dog Daycare and Training Center.

The Commission discussed the application.

MOTION (4)

Mr. Lynch moved that the East Lyme Planning Commission finds the application of Marjorie Lineweber for a text amendment to the East Lyme Zoning Regulations, Section 11.2 Light Industrial Districts to allow as a Special Permit Dog Daycare and Training Center, as consistent with the East Lyme 2009 Plan of Conservation and Development, as amended, for the following reasons:

1. Based upon the analysis and findings in Mr. Goeschel's memorandum to the Planning Commission dated May 1, 2018, the above referenced referral is consistent with the Objectives 2.1 and 2.2 of the POCD.

Mr. Scott seconded the motion.

Vote: 6-0-0, Motion passed.

IX. Old Business

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

Mr. Goeschel had nothing to report.

X. New Business

MOTION (5)

Mr. Lynch moved to add the Application of Ann Torrance Applicant/Owner; Request for an extension of time to file Mylars for the 2 Lot Resubdivision of 197 Upper Pattagansett Drive, to this evening's Agenda.

Mr. Scott seconded the motion.

Vote: 6-0-0, Motion passed.

Jeffrey Torrance of 197 Upper Pattagansett Drive came forward to ask for a 90 day extension of time, to file their mylars.

The Commission discussed the extension.

MOTION (6)

Mr. Scott moved to approve the Application of Ann Torrance Applicant/Owner; Request for an extension of time to file Mylars for the 2 Lot Resubdivision of 197 Upper Pattagansett Drive.

Mr. Lynch seconded the motion.

Vote: 6-0-0, Motion passed.

XI. Adjournment

Motion (7)

Mr. Lynch moved to adjourn the Planning Commission Meeting at 8:30 p.m.

Mr. Lynch seconded the motion.

Vote: 6-0-0, Motion passed.

Respectfully Submitted,

Brooke Stevens,
Recording Secretary