

**Planning Commission Special Meeting Minutes  
Tuesday June 26th, 2018**

Present: Peter Lynch  
Thomas W. Fitting Jr.  
Lawrence Fitzgerald  
Brenda Henderson  
Don Phimister, Alternate (\*Sat as Regular Member)

Also Present: Gary Goeschel, Planning Director

Absent: Kirk Scott  
Kathryn L. Johnson, Alternate  
Marc Salerno, Ex-Officio

Mr. Lynch called the Planning Commission to order at 7:04 p.m. and sat Mr. Phimister as a regular member for this evening's meeting.

**I. Pledge and Roll Call**

Mr. Lynch led the Pledge. The Commission Members identified themselves for the audience.

**MOTION (1)**

**Mr. Phimister motioned to appoint Mr. Lynch as Chair Pro Tem for tonight's meeting.**

**Ms. Henderson seconded the motion.**

**Vote: 5-0-0, Motion passed.**

**II. Commission Vacancy**

Mr. Goeschel explained there is currently a vacancy for 1 Regular Member and 1 Alternate. He read a letter of interest from Michelle Williams of 2 Barrett Drive into the record.

**MOTION (2)**

**Mr. Lynch moved to appoint Mr. Phimister as a Regular Member of the Planning Commission upon his resignation as an Alternate Member.**

**Mr. Fitzgerald seconded the motion.**

**Vote: 5-0-0, Motion passed.**

Mr. Goeschel said the Commission now has 35 days to fill the Alternate vacancy.

**MOTION (3)**

**Mr. Lynch moved to appoint Michelle Williams as an Alternate Member of the Planning Commission upon Mr. Phimister's resignation as an Alternate Member.**

**Mr. Fitzgerald seconded the motion.**

**Vote: 5-0-0, Motion passed.**

**III. Election of Officers**

**A. Chairman**

FILED

JUNE 27 2018 AT 10:20 AM/PM

*William Phimister*  
EAST LYME TOWN CLERK

Mr. Goeschel read an email from Kirk Scott expressing his interest to serve as Planning Commission Chair, into the record.

**MOTION (4)**

Mr. Lynch moved to nominate Mr. Scott as Chair of the Planning Commission.

Mr. Phimister seconded the motion.

Vote: 5-0-0, Motion passed.

**B. Secretary**

**MOTION (5)**

Mr. Phimister moved to nominate Mr. Fitzgerald as Secretary of the Planning Commission.

Ms. Henderson seconded the motion.

Vote: 5-0-0, Motion passed.

Mr. Fitzgerald took over as Chair of the meeting given his now Secretary Status.

**IV. Reports**

**A. Communications-**

Mr. Goeschel had no communications to report.

**B. Zoning Representative**

The last Zoning Commission meeting was scheduled.

**C. Ex-Officio: Marc Salerno**

Mr. Salerno was not in attendance.

**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**

There was no Chairman report.

**V. Approval of Minutes**

**A. Minutes of June 5th, 2018 Regular Meeting Minutes**

There were no corrections.

**MOTION (6)**

Mr. Lynch moved to approve the Regular Meeting Minutes of June 5th, 2018 as presented.

Ms. Henderson seconded the motion.

Vote: 5-0-0, Motion passed.

## **VI. Public Hearing**

**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 explained this public hearing has been continued from last month and Ledge Light Health District recommended that the site is suitable in its current condition. He said we are awaiting comments from the Town Engineer.

Mr. Bernardo said he will talk to the applicant about a 7 day extension; if he agrees on an extension the Planning Commission can meet again on July 17th, 2018. If the applicant doesn't agree the next meeting will have to be held on July 10th, 2018.

Mr. Bernardo noted for the record that they received approval from the Inland Wetlands Agency at the last meeting.

### **MOTION (7)**

**Mr. Fitzgerald moved to continue the Public Hearing until the July 10th, 2018 meeting.**

**Mr. Lynch seconded the motion.**

**Vote: 5-0-0, Motion passed.**

**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 the Inland Wetlands Agency has not yet acted; given the Board vacancies and absence of the Chair, it might be prudent to wait until a full Board is available.

### **MOTION (8)**

**Mr. Fitzgerald moved to open and continue the Public Hearing until July 10th, 2018.**

**Mr. Lynch seconded the motion.**

**Vote: 5-0-0, Motion passed.**

Mr. Fitzgerald noted that if the extension is acceptable to the applicant the meeting will be cancelled and rescheduled for July 17th, 2018.

## **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.

There were none.

**IX. New Business**

There were none.

**X. Adjournment**

**Motion (9)**

**Mr. Phimister moved to adjourn the Planning Commission Meeting at 7:25 p.m.**

**Mr. Lynch seconded the motion.**

**Vote: 5-0-0, Motion passed.**

Respectfully Submitted,

Brooke Stevens,  
Recording Secretary