

**Planning Commission Special Meeting Minutes
Tuesday September 10th, 2018**

Present: Peter Lynch
Thomas W. Fitting Jr.
Lawrence Fitzgerald
Kirk Scott
Michelle Williams
Kathryn Johnson, Alternate (*Sat as Regular Member)

FILED IN EAST LYME
CONNECTICUT
Sept 12, 20 18 AT 10:35 AM/PM
B. Honors ATC
EAST LYME TOWN CLERK

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

Absent: Don Phimister

Mr. Scott called the Special Planning Commission meeting to order at 7:30 p.m.

Mr. Scott sat Ms. Johnson as a Regular Member for the meeting.

I. Pledge and Roll Call

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

II. Call for Public Delegations

Marie St. Onge of 41 Spring Rock Road came forward to speak. She said the width of the road is 30 feet and recently she had to park in the road since her driveway was being resurfaced. She also explained her neighbor had a graduation party and several people had to park on the road.

Ms. St. Onge said between the resurfacing of driveways which people do every 2 to 3 years, and socials gatherings there will frequently be parking on the road. She said 24 feet is not keeping in with the rest of the neighborhood and noted her mailbox gets plowed every year.

Mr. Scott explained people will have the option of speaking on this matter later in the evening during the public hearing; this time is reserved for other matters.

III. New Business

A. East Lyme Coastal Resilience Climate Adaptation and Sustainability Study Kick-Off Presentation.

Mr. Goeschel reported on a grant the Town has received for a resilience study the Planning Commission will be overseeing. The study will be conducted by Stantec Consulting Services out of Boston and will look at the flood plain ordinance, climate change, and drought & flooding; the intent is to create a new flood plain and give the Building Department greater control and flexibility. He introduced Larissa Brown and Nels Nelson from Stantec.

Ms. Brown said they've had experience on resilience issues with other New England communities. She said the risks of the future are not the risks of the past; FEMA has historically relied on past regulations but weather is different now.

Mr. Nels Nelson introduced himself. He said he toured the Town today and the scope of the project will be hazard analysis, compatibility analysis, infrastructure and land use strategies to resolve issues; they will create a toolbox and plan to treat challenges.

Mr. Nelson said he saw some issues along the seacoast but is impressed with how the Town manages itself; the Town is way ahead of some of the other communities they've dealt with. He said one area of focus will be FEMA flood elevation and differences in Zoning and Building in how to treat changes in FEMA regulations, particularly freeboard.

Mr. Nelson said they're going to examine different options, a substantial damage rule and how to administer it, design requirements, and structures that no longer meet requirements due to FEMA changing their regulations. They will be having a Saturday workshop on October 20th, 2018 and are looking for input from community.

Mr. Fitzgerald asked him to elaborate on the living shoreline. Mr. Nelson explained it's a policy of the State and when trying to protect the shoreline they don't want to see new seawalls; they're looking for a combination of boulders and vegetation. Santec also wants to solicit public for input regarding hazards at the October 20th workshop.

IV. Reports

A. Communications-

Mr. Goeschel had no communications to report.

B. Zoning Representative

Mr. Fitting will be covering the September 20th meeting.

C. Ex-Officio: Marc Salerno

Mr. Salerno said the Board of Selectmen is reviewing a purchasing policy for the Town. He said the Harbor Commission has a plan much like your POCD which may be of interest to you; the update of their plan is before the Board of Selectmen right now. There is an area in the plan regarding coastal resilience they should be aware of. He gave a brief school update noting that Niantic Center is actually a couple of weeks ahead of schedule.

Mr. Lynch asked about the "conserve water" signs that used to be around Town. Mr. Goeschel explained that the municipal water interconnection has relieved this problem.

D. Planning Director: Gary Goeschel

Mr. Goeschel had no report.

E. Sub-Committees

1. Walkability

2. Sustainability and Climate Adaptation

Mr. Goeschel said you heard about sustainability tonight; Walkability has not met.

V. Approval of Minutes

There were no corrections.

Motion (1)

**Mr. Lynch moved to approve the Regular Meeting Minutes of August 7th, 2018.
Mr. Fitzgerald seconded the motion.
Motion carried, 5-0-1.**

Ms. Johnson abstained from the vote due to her absence from the August 7th, 2018.

VI. Public Hearing

A. Continuation of the 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 explained this is a continuation of the public hearing. Mr. Goeschel read communication he received from Attorney Ted Harris (Exhibit XX); their Engineer Joe Wren was unable to attend tonight's meeting so they would like to present either at a special meeting or the next regularly scheduled Planning meeting.

Mr. Goeschel said they can take public comment.

Mr. Scott said the attorneys are not here tonight so they won't hear what the public has to say, but anyone who wishes to speak may do so.

Ms. St.Onge returned to the podium to speak and reiterated her previous comments. She added that the plan is to save some of the trees along the road and asked what will be done about the roots which can cause damage to the road and side walk. She asked about the noise ordinance and the noise that will no longer be muffled because of the trees; currently she can already hear the guns at Stone Ranch going off. Ms. St.Onge provided the Commission with a written copy of her comments (Exhibit YY.)

There was no further Public Comment.

The Commission discussed holding a special meeting as opposed to waiting for the next regular meeting.

The Commission decided to continue the Public Hearing at the regular planning meeting scheduled for October 2nd, 2018.

VII. Adjournment

Motion (2)

Mr. Lynch moved to adjourn the Planning Commission Meeting at 8:12 p.m.

Ms. Johnson seconded the motion.

Vote: 6-0-0, Motion passed.

Respectfully Submitted,

Brooke Stevens,
Recording Secretary

