

**Planning Commission Meeting Minutes
Thursday December 4th, 2018**

Present: Peter Lynch
Thomas W. Fitting Jr.
Lawrence Fitzgerald
Kirk Scott
Don Phimister
Kathryn Johnson, Alternate (Sat as a Regular Member)

FILED IN EAST LYME
CONNECTICUT
Dec 11 20 18 AT 10:34 AM/PM
Brooke Starn ATC
EAST LYME TOWN CLERK

Absent: Michelle Williams

Also Present: Gary Goeschel, Planning Director

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

Mr. Scott led the Pledge and the Commission sat Ms. Johnson as a Regular Member for the evening.

I. Additions to the Agenda

MOTION (1)

Mr. Lynch moved to add the following to the Agenda under New Business:

1. **8-24 Referral of the Town of East Lyme; Referral for the proposed acquisition of Approximately 17.05 acres located at 277 West Main Street and the reuse of an Existing certain building located thereon by the East Lyme Police Department, Emergency Management, Fire Marshal, Emergency Dispatch, and others.**
2. **Request of Edward Cassella for Edward J. Watson, Applicant/Owner; Request For an extension of time to file the mylars for the 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.**
3. **Request of Bob Ziegler on behalf of Orchards of East Lyme Development, Inc.; Request for the acceptance of a portion of Arbor Crossing from the intersection of Peach Lane to the easterly intersection of Partridge Court and Arbor Crossing.**

Mr. Fitzgerald seconded the motion.

Motion carried, 6-0-0.

MOTION (2)

Mr. Lynch motioned to hear the additions out of order and hear the 8-24 Referral First to accommodate Mr. Nickerson's schedule.

Mr. Fitzgerald seconded the motion.

Motion carried, 6-0-0.

II. Public Delegations

There were none.

III. Reports

A. Communications

Mr. Goeschel said he has nothing to report.

B. Zoning Representative

Mr. Lynch detailed the application of Mostowy Towers LLC, for the construction and operation of a communications tower facility at 16 Mostowy Road which the Zoning Commission approved.

C. Ex-Officio

Mr. Salerno was not present.

D. Planning Director: Gary A. Goeschel II

Mr. Goeschel had no report.

E. Sub-Committees

1. **Walkability**- Mr. Goeschel had nothing to report.
2. **Sustainability and Climate Adaptation**- Mr. Goeschel said the Santec presentation will be on December 5th, 2018 at the Board of Selectmen meeting.

F. Chairman: Kirk Scott

Mr. Scott had no report and thanked the public for their attendance and comments during the previous public hearing meetings; he noted a lot of good information was shared.

IV. Approval of Minutes

MOTION (3)

Mr. Lynch moved to approve the Special Meeting Minutes of November 8th 2018 as presented.

Mr. Fitting seconded the motion.

Motion carried, 6-0-0.

V. Municipal Referrals [Connecticut General Statutes (CGS) 8-24]

A. 8-24 Referral of the Town of East Lyme; Referral for the proposed acquisition of Approximately 17.05 acres located at 277 West Main Street and the reuse of an Existing certain building located thereon by the East Lyme Police Department, Emergency Management, Fire Marshal, Emergency Dispatch, and others.

Mr. Goeschel directed the Commission to his memorandum dated December 4th, 2018 and First Selectman Mark Nickerson came forward to discuss this item.

Mr. Nickerson invited everyone to the Public Forum concerning this building on December 10th, 2018 at 7:00 p.m., at the East Lyme High School. He said there is a link on the Town website www.eltownhall.com with pertinent details regarding the proposal; questions are also being accepted via questions@eltownhall.com.

Mr. Nickerson said the location in regards to response time is not an issue and he will be having the Police Department and Industry Officials speak to this at the Public Forum. He said not much needs to be done inside the building and detailed the building space which backs up to the Town Garage on Capitol Drive. The Task Force estimates 3.2 million for renovation which is on the high side but they always like to be prepared for more rather than less.

Mr. Nickerson said they're looking to see if this plan fits into the directive of the POCD. He said this is a great opportunity for the Town, and the task force has discussed the possibility of using the 17 acres for a bus depot, dog park and so forth. He said the existing police station was intended to be temporary and it's been 14 years.

Mr. Goeschel pointed out that 10 of the 17 acres are wetlands so the Town will thereby have supervision over that, it would become open space and is a possible recreation opportunity.

MOTION (4)

Mr. Fitzgerald moved to approve the following Resolution:

The Planning Commission of the Town of East Lyme, exercising the authority of the Planning Commission pursuant to Section 8-24 of the General Statutes, having reviewed the proposal for the acquisition of land in the Town of East Lyme at 277 West Main Street and the reuse of an existing certain building located thereon by the East Lyme Police Department, Emergency Management, Fire Marshal, Emergency Dispatch, and others as favorable.

Mr. Lynch seconded the motion.

Motion carried, 6-0-0.

VI. Public Hearing

A. Application of John Paul Mereen, LLS, CFM, Applicant, Agoritsa & Nickolaos Fokaidis, Owner; Application for a 2-Lot Re-Subdivision of 4.0 acres, Zoned RU-40 at 18 Society Road, Assessor's Map 21.1, Lot 63.

Mr. Goeschel noted there is a typo in the Agenda- it's actually one lot and that was how it was published on November 22nd and 30th; through the re-subdivision 2 lots are being created. He explained that the Applicant is asking for several waivers including Section 7 of the Subdivision Regulations regarding Open Space.

John Paul Mereen of 191 Boston Post Road came forward representing the Applicant and shared the following:

- The property is 4 acres and there is an existing driveway.
- Because this will be a Conservation Subdivision the setbacks are quite restrictive so a large building won't be put in place.
- They plan to hook up to sewer.
- There will be minimum grading.
- Instead of landscape buffers there will be a 50 ft side line setback from the existing abutting properties which will be included in the conservation easement area.
- The new lot will be abutted by the existing house on the north and east, and the Christ Lutheran Church of East Lyme on the west.
- The existing property is mainly open field with a view of the field all along the frontage on Society Road.

The Commission discussed the Application.

Mr. Goeschel introduced Exhibits A-S for the record (available in the Land Use office) and Mr. Mereen provided the Commission with Exhibit T (the certificate of mailing to abutting property owners.)

Mr. Goeschel asked if a sign had been posted and Mr. Mereen said yes, and that it still stands.

Mr. Scott called for Public Comment and there was none.

MOTION (5)

Mr. Lynch moved to close the Public Hearing.

Mr. Fitzgerald seconded the motion.

Motion carried, 6-0-0.

VII. Regular Meeting- Subdivisions and Re-Subdivisions

A. 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 thanked everyone who participated in the Public Hearings; he thanked the Public and the Intervener for the testimony they've provided. He noted that the Commission spent a great deal of time listening to testimony and reviewing the record; the Commission has taken thorough consideration the concerns of the Intervener, the Public, and the Applicant.

Mr. Goeschel directed the Commission to the redraft of the Resolution by Attorney Zamarka. Mr. Goeschel noted that condition 5 should read "be conveyed to a third party."

Mr. Fitzgerald read the findings into the record:

WHEREAS, on, May 1, 2018, Real Estate Services of Connecticut, Inc.% Bob Fusari, Jr. ("Applicant"), filed with the East Lyme Planning Commission ("Commission") an application and plans entitled "Twin Valley 23-Lot CDD Re-Subdivision, prepared for Real Estate Services of Connecticut, Inc., Green Valley Lakes Road- Map 14.0 Lot 45, East Lyme, Connecticut by Michael J. Bennett, L.S, of Bennett & Smilas Associates of Higganum, Connecticut and Joe Wren, P.E. of Indigo Land Design, LLC of Old Saybrook, Connecticut; dated 3/31/17 and revised through 3/26/18 ("Application"); and

WHEREAS, together with the Application the Commission received a request for a waiver in accordance with Section 6-10-11 of the Regulations, at a Regular Meeting on April 17, 2018, and held a Special Meeting on June 26, 2018, whereby they commenced a Public Hearing on the above referenced application; and

WHEREAS, Notice of said public hearing was published in the June 14, 2018 and June 22, 2018 editions of the New London Day Newspaper; and

WHEREAS, The Public Hearing was continued to meetings on July 17, 2018, August 7, 2018, September 10, 2018, October 2, 2018 and closed on October 9, 2018; and

WHEREAS, Town staff provided the Commission with comment concerning this application's compliance with local requirements and regulations; and

WHEREAS, pursuant to General Statutes 22a-19 Brian Lepkowski ("Intervener") filed a Petition to Intervene in this Application upon his belief that the Application involves conduct that is reasonably likely to unreasonably pollute, impair or destroy the public trust in air, water and other natural resources of the State of Connecticut; and

WHEREAS, the Commission listened to hours of testimony during the Public Hearings. Numerous exhibits were submitted by the Applicant, the Interveners and individuals for consideration during the hearing process; and

WHEREAS, the Commission received and gave due consideration to the report of the East Lyme Wetlands Agency, Exhibit ZZ; and

WHEREAS, the Application includes all the information required pursuant to Section 4-Application Submission Procedure with the exception of an Environmental Review Team Evaluation and a Phase II Archeological Evaluation; and

WHEREAS, The project has been designed to protect the wetlands and watercourses as well as other high environmentally sensitive areas containing steep slopes and a plant species of concern as the building structures, driveways, subsurface sewage disposal systems, and drainage structures are designed to be situated outside of the wetlands in the upland review area as well as completely being situated over 1000-feet from the toe of the steep slopes. In addition, the proposed public utilities are being installed within existing upland areas as well; and

WHEREAS, mitigation measures to minimize and mitigate potential impacts from the creation of new impervious surface on the site and to protect the wetlands and watercourses, such as stormwater management structures (catch basins with snouts installed on the outlet pipes to catch floatables) in addition to two (2) bio-retention ponds, will pre-treat and control run-off, promote groundwater recharge, and reduce thermal pollution; and

WHEREAS, potential impacts are mitigated by the implementation of temporary erosion and sedimentation controls as well as stormwater controls throughout all phases of construction; and

WHEREAS, as demonstrated by Exhibit "K", memorandum from V. Benni, P.E. Town Engineer to G. Goeschel II, Wetlands Officer, dated June 5, 2018 Re: Twin Valley 23-Lot CDD Re-subdivision, the Drainage Report verifies that the proposed drainage features will substantially result in a net balance of volume draining to the wetlands on site for the 2 through 100-year Storm events, will enhance stormwater runoff quality and recharge the groundwater. In addition, the proposed water quality basins have been sized to retain, attenuate and infiltrate stormwater runoff. Further, the outlet structures will meter outfall volumes and peak rates of runoff; and will Be seeded and planted with the intent of bioremediation thought nutrient uptake thus, enhancing Stormwater quality. The E&S Narrative and Construction Details provide construction notes and a long term maintenance plan for the Stormwater Management Basins. Moreover, the Erosion and Sediment Control Plan was prepared according to the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (CT DEEP), and includes a narrative, construction sequence and vegetative turf establishment procedures. As such, the proposed plan is in compliance with Section 6-8 of the Subdivision Regulations; and

WHEREAS, as Demonstrated by Exhibit “L”, memorandum from K. White, RS, of the LLHD, dated June 19th, 2018 indicating Lots 1-25 (except lot #10 and lot #24 which are no longer proposed building lots) are recommended suitable in their current condition. As such, the proposed plan is in compliance with Section 5-4 of the Regulations; and

WHEREAS, the record before the Commission includes Exhibit “ZZ”, memorandum and Wetlands Report from G. Goeschell II, Planning Director/Inland Wetlands Agent on behalf of the Wetlands Agency which includes the Wetlands Permit and the Wetlands Agency Resolution; and

WHEREAS, the East Lyme Water & Sewer Department has confirmed that municipal water is available to the proposed subdivision; and

WHEREAS: as demonstrated by Exhibit “ZZ”, memorandum and Wetlands Report from G. Goeschel II, Planning Director/Inland Wetlands Agent on behalf of the Wetlands Agency which, Includes the Wetlands Permit and Wetlands Agency Resolution, indicates the proposal will avoid any direct impacts and the design has been prepared to minimize the potential for secondary and direct impacts; and

WHEREAS, the Applicant provided a written Request for a Waiver from Section 6-10-11 of the Regulations (Exhibit “A”), to eliminate the construction of a road between Spring Rock Road/ Green Valley Lakes and instead construct an emergency access way; and

WHEREAS, as demonstrated by Exhibit “A” the Request for a Waiver from Section 6-10-11 of the Subdivision Regulations meets the waiver criteria in Section 4-12 as follows:

1. The waiver must be requested in writing-
The Applicant submitted the request in writing with the application submission.
2. The property for which the waiver is sought is affected by conditions, which affect the property and are not generally applicable to other land in the area;
The geometric shape of the property, and its division by substantial bands of wetlands are unique features which differentiate this property from others, which may be subject to subdivision.
3. Physical features of the property or its location cause exceptional difficulty or unusual Hardship in meeting the requirements of these Regulations;
The construction of a road in the location of the currently proposed emergency access drive will result in unnecessary disturbance of natural features, have the potential to adversely impact adjacent inland wetlands and not benefit the overall circulation of traffic within the subdivision or in the general area.
4. The granting of a waiver will not have a significantly adverse effect upon adjacent property, the environment, or the public health and safety;
Due to the close proximity of wetlands and increased disturbance which would be required to construct an alternative access, differentiates this Application from others similarly situated and creates hardship.
5. The granting of the waiver will not be in conflict with the Plan of Conservation and

development.

As this is a CDD Subdivision, which encourages minimizing land disturbance, the elimination of a fifty (50) foot wide paved roadway in close proximity to the wetlands is consistent with the Plan of Conservation and Development, as it will reduce disturbance; and

WHEREAS, as demonstrated by the written waiver request in Exhibit "A", the Application meets Section 6-10-11 of the Regulations as follows:

1. As to subsection a, the Applicant has added land not being used for the emergency access required pursuant to the Regulations to the adjoining lots.
2. As to subsection b, additional open space within the subdivision far exceeds the five (5%) percent additional requirement.
3. As to subsection c, the proposed subdivision road does not exceed the maximum of 2,000 feet, and although it does serve in excess of 20 lots, as further provided in subsection c, an emergency access way has been proposed in compliance with Section 6-10-5 of the Regulations, as required.
4. Finally, as to subsection d, the subdivision road contains curve sections and has eliminated large uninterrupted straight-ways, as required by the Regulations; and

WHEREAS, the proposed 24-foot wide paved road is consistent with the East Lyme Plan of Conservation and Development which, recommends local roads be constructed to a 24-foot wide paved curb to curb paved width; and

WHEREAS, the Commission has the power to deviate from the road standards in Section 8 of the Subdivision Regulations pursuant to Section 6-10-15 of the Regulations which states "The Commission may reduce any of the requirements of Section 6-10 for public supply watershed protection, groundwater protection, aquifer protection, wetlands and other environmental, natural, cultural, Agricultural, or historic protection purposes;" and

WHEREAS, the Inland Wetlands Agency approved the application for the above referenced subdivision which, proposes a road with a 24-foot wide curb to curb paved width; and

WHEREAS, the filing of the Petition to Intervene requires the Commission to make findings, in addition to its decision on the Application, whether or not the activity resulting from the approval of the Application is reasonably likely to unreasonably adversely affect the public trust in air, water or other natural resources of the State, pursuant to General Statutes Section 22a-19; and

WHEREAS, as demonstrated by Exhibit "ZZ", the Inland Wetlands Agency found the activity resulting from the approval of the Application is not reasonably likely to unreasonably adversely affect the public trust in air, water or other natural resources of the State; and

WHEREAS, as demonstrated by Exhibit "DDDD" correspondence from Jeanne Davies of the CT ERT, the ERT Task Force has decided to forego development reviews until such time as they develop new protocols, and as such it is impossible for the Applicant to comply with Section 4-13-3 of the Subdivision Regulations; and

WHEREAS, as demonstrated by the proposed site plan in Exhibit "A", the minimum amount of open space required for the proposed subdivision (approximately 29.63-acres) meets the requirements of Section 7-2-3 of the Subdivision Regulations; and

WHEREAS, as demonstrated by the proposed site plan in Exhibit “A”, more than 50% of the total area of land (approximately 47.45-acres) proposed as open space is covered by water or classified as wetlands; and

WHEREAS, the East Lyme Planning Commission finds that the activity resulting from approval of the Application is not reasonably likely to unreasonably adversely affect the public trust in air, water or other natural resources of the State; and

WHEREAS, based on the above findings the application appears to be complete; and

WHEREAS, based on the foregoing, the Commission finds this Application to be in conformance with the East Lyme Subdivision Regulations and the Conservation Design Development Regulations of the East Lyme Zoning Regulations.

The Commission discussed the Resolution.

MOTION (6)

Mr. Phimister Resolved that based on the above findings as discussed during the meeting of December 4th, 2018, the Agency hereby approves the Application known as “Twin Valley 23-Lot CDD Re-Subdivision, prepared for entitled “Twin Valley 23-Lot CDD Re-Subdivision prepared for Real Estate Services of Connecticut, Inc., Green Valley Lakes Road- Map 14.0 Lot 45, East Lyme, Connecticut by Michael J. Bennett, L.S, of Bennett & Smilas Associates of Higganum, Connecticut and Joe Wren, P.E. of Indigo Land Design, LLC of Old Saybrook, Connecticut; dated 3/31/17 revised through 3/26/18 subject to the following administrative requirements and required modifications to the site plan and other materials submitted in support of this application:

- 1. Based on the above findings and the record before the Commission, the request for a waiver from Section 6-10-11 of the Subdivision Regulations is hereby granted.**
- 2. The Erosion and Sedimentation Control Plan and recommended construction sequence shall be followed.**
- 3. In accordance with Section 5-8 of the Subdivision Regulations, a Phase II Reconnaissance Survey shall be conducted prior to the start of any site work. Upon any discovery of any evidence from said Reconnaissance Survey, an Intensive Survey shall be conducted prior to the start of any site work.**
- 4. A Public Improvement Bond in an amount satisfactory to the Town Engineer and in a form satisfactory to the East Lyme Planning Commission shall be posted prior to filing the mylars on the land records.**
- 5. The Applicant shall modify the site plan to demonstrate a compliance with Section 7-2-3 of the Regulations which requires 50% of the land to be dedicated as open space may not be covered by water or tidal and inland wetlands. Any excess remaining land shall be conveyed to a third party for conservation purposes with the intent to provide public access.**
- 6. A copy of the proposed Open Space Conservation Easement, in a form satisfactory to the Planning Commission and Town Attorney, shall be filed on the land records in the office of the Town Clerk prior to any construction.**
- 7. No site work shall commence until all applicable conditions are satisfied.**
- 8. The Niantic Sportsmen’s Club established in 1955 is an abutting property owner to the Subdivision and shooting hours are from 9am to dusk daily; a note will be**

applied to the Plan and all deeded properties indicating an existing noise condition due to the Niantic Sportsmen's Club.

9. A Erosion and Sedimentation Control Bond in an amount satisfactory to the Town Engineer shall be posted with the Town prior to construction.

This approval is specific to the site development plan submitted as the Application of Twin Valley 23-Lot CDD Re-Subdivision at Green Valley Lakes Road & Spring Rock Road; Frank & Rajko Maric Owners, Real Estate Service of CT, Inc. % Bob Fusari, Jr., 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 and the plans entitled "Twin Valley 23-Lot CDD Re-Subdivision, prepared for Real Estate Services of CT, Inc., Green Valley Lakes Road-Map 14.0 Lot 45, East Lyme, CT by Michael J. Bennett, L.S, of Bennett & Smilas Associates of Higganum, CT and Joe Wren, P.E. of Indigo Land Design, LLC of Old Saybrook, CT; dated 3/31/17 revised through 3/26/2018."

Any change or modification in the plan or development plan layout other than those identified herein shall constitute a new application unless prior approval from the Commission or its Agent is granted. The Applicant/Owner shall be bound by the provisions of this Application and Approval.

Mr. Lynch seconded the motion.
Motion carried, 6-0-0.

The Commission took a five minute comfort break and reconvened at 8:44pm.

B. Application of John Paul Mereen, LLS, CFM, Applicant, Agoritsa & Nickolaos Fokaidis, Owner; Application for a 2-Lot Re-Subdivision of 4.0 acres, Zoned RU-40 at 18 Society Road, Assessor's Map 21.1, Lot 63.

The Commission directed Mr. Goeschel to draft a memorandum regarding this item; this item will be addressed at the next Planning Commission meeting.

IX. Zoning Referrals

A. Application of Pazz Construction, Applicant, for Margaret Prokop, Co-Conservator/Owner; Application for a zone change from an RU-40 Rural Residential Zoning District to a CA- Commercial Zoning District of a portion of the property at 285 Boston Post Road, East Lyme Assessor's Map 30.1 Lot 59.

Mr. Goeschel explained this is a request which would allow multi-use and the Commission needs to determine if this is consistent or inconsistent with the POCD. He said they should consider if this sets a precedent and if it does, is that a bad thing. Mr. Goeschel clarified that the front of the property is commercial while the back is residential and this referral is just for a zone change; the Ru-40 and CA zones are spilt across the property.

The Commission discussed expanding the commercial zone and economic growth while viewing the Town Zone map.

Ms. Johnson observed that if the Town map is correct this would be the only commercial property on the lake.

Mr. Goeschel discussed the value of lake front commercial property.

Mr. Scott said he can see both sides in regards to this issue; the residential section of the POCD encourages maintaining community character while the commercial section focuses on economic growth.

Mr. Goeschel explained the concept of spot zoning.

Mr. Goeschel referenced Chapter 3 as well as Policy 2.2 of the POCD and noted there are residential uses that establish themselves around the lake. Mr. Lynch observed that this is not street front property.

Mr. Goeschel discussed smart growth.

Ms. Johnson said she thinks this is inconsistent with the neighborhood.

Mr. Goeschel pointed out that the area was zoned RU-40 for a reason; it's a less intensive use and might have been intended to protect the lake.

Mr. Lynch pointed out the property in question is not in the center of Town as the POCD encourages.

Mr. Goeschel discussed multifamily developments and their tendency to be on the fringe of commercial development. He said (in regards to Chapter 3 of the POCD) the area in question was not previously designated for multifamily housing.

MOTION (6)

Mr. Scott moved to find the Application of Pazz Construction, Applicant, for Margaret Prokop, Co-Conservator/Owner; Application for a zone change from an RU-40 Rural Residential Zoning District to a CA- Commercial Zoning District of a portion of the property at 285 Boston Post Road, East Lyme Assessor's Map 30.1 Lot 59 as inconsistent with Chapter 3 of the East Lyme Plan of Conservation and Development for the following reasons:

- 1. The potential to adversely affect the community character.**
- 2. The potential to adversely affect the environment, more specifically the wetlands given the proximity to the lake.**
- 3. This is not a previously designated growth area for multifamily housing.**

Mr. Lynch seconded the motion.

Motion carried, 6-0-0.

X. Municipal Referrals

There were none.

XI. Old Business

There was none.

XII. New Business

A. Application of John Paul Mereen, LLS, CFM, Applicant, Agoritsa & Nickolaos Fokaidis, Owner; Application for a 2-Lot Re-Subdivision of 4.0 acres, Zoned RU-40 at 18 Society Road, Assessor's Map 21.1, Lot 63.

This item has been scheduled for Public Hearing on December 4th, 2018.

B. Application of J. Robert Pfanner, Agent, for Left Rail Properties LLC, Jennifer Messina Member, Owner; Application for a 5-lot Re-Subdivision of 6.58 acres, Zoned RU-40 at 44 Lovers Lane, Assessor's Map 30.3, Lot 93.

Mr. Goeschel said this item doesn't require a public hearing since it's not a new subdivision and will be heard at the next regularly scheduled Planning Commission meeting.

C. Request of Edward Cassella for Edward J. Watson, Applicant/Owner; Request for an extension of time to file the mylars for the 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 noted that Mr. Cassella is in attendance if there are any questions. He added that he spoke with the Town Attorney regarding this matter and although not timely, nothing precludes them from making the request and the extension is for 90 days.

MOTION (7)

Mr. Lynch moved to approve the request of Edward Cassella for Edward J. Watson, Applicant/Owner; Request for a 90 day extension of time to file the mylars to expire February 6th 2019, for the 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. Fitzgerald seconded the motion.

Motion carried, 6-0-0.

XII. Adjournment

MOTION (8)

Mr. Lynch moved to adjourn the Planning Commission Meeting at 9:48 p.m.

Mr. Fitzgerald seconded the motion.

Vote: 6-0-0, Motion passed.

Respectfully Submitted,

Brooke Stevens,
Recording Secretary

