

EAST LYME PLANNING COMMISSION REGULAR MEETING MINUTES

East Lyme Town Hall, Upper Meeting Room
108 Pennsylvania Avenue, East Lyme, Connecticut

Present: Kirk Scott, Chairman; Lawrence Fitzgerald, Vice Chairman; Peter Lynch; Don Phimister; Michelle Williams; Katherine Johnson, Alternate; Michael Quagan, Alternate

Also Present: Marc Salerno, Ex-Officio; Gary Goeschel II, Director of Planning; Terence Donovan, Zoning Liaison

Absent: Thomas Fitting

FILED
Jan 15 2019 AT 11:15 AM/PM
M. Salerno
EAST LYME TOWN CLERK

CALL TO ORDER

Chairman Scott called the meeting to order at 7:03PM

I ROLL CALL + PLEDGE OF ALLEGIANCE

The chair introduced the Commissioners and lead the public to observe the pledge.

II CALL FOR ADDITIONS TO THE AGENDA - None

III CALL FOR PUBLIC DELEGATIONS – None

IV REPORTS

E. Sub-Committees

A POCD Steering Committee was established; Kirk Scott, Michelle Williams and Peter Lynch. The Commission discussed a January 28, 2019, kick off meeting and a follow up meeting of February 20, 2019, both at 7:00 p.m.

V APPROVAL OF MINUTES –

December 4, 2018 Regular Meeting Minutes

December 13, 2018 Special Meeting Minutes

This item was tabled due to a lack of quorum for voting members that were in attendance.

VI PUBLIC HEARING –

Application of J. Robert Pfanner, LS, Agent for Left Rail Properties, Owner; Application for a 4-Lot Re-subdivision of approximately 6.58 ±-acres, Zoned RU-40 at 44 Lovers Lane, East Lyme, Assessor's Map# 30.3 Lot# 93, together with a waiver request from Section 6-10-11 of the East Lyme Subdivision Regulations.

THIS APPLICATION WAS WITHDRAWN.

VII SUBDIVISIONS AND RE-SUBDIVISIONS (PENDING)-

- 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.

Don Phimister moved to grant the requested waivers from Sections 23.5.B of the Zoning Regulations and Sections 7 and 6-8-1 through 6-8-6 of the Subdivision Regulations. Second by Peter Lynch. Motion passed 6-0-0.

Larry Fitzgerald moved to approve the 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 subject to administrative requirements and required modifications of the site plan and/or other materials submitted to support the application. Second by Michelle Williams. Motion passed 6-0-0.

- B. Application of J. Robert Pfanner, LS, Agent for Left Rail Properties, Owner;** Application for a 4-Lot Re-subdivision of approximately 6.58 ±-acres, Zoned RU-40 at 44 Lovers Lane, East Lyme, Assessor's Map# 30.3 Lot# 93, together with a waiver request from Section 6-10-11 of the East Lyme Subdivision Regulations.

This application was withdrawn.

VIII. ZONING REFERRALS-

- A. Request of the Town of East Lyme Zoning Commission;** Application for a text amendment to the East Lyme Zoning Regulations to add Section 1.48.1 Definitions Medical Marijuana Dispensary and add a new Section 8.2.16 Medical Marijuana Dispensary by Special Permit.

The Commission discussed the proposal.

Michelle Williams moved to find the Application for a text amendment to the East Lyme Zoning Regulations to add Section 1.48.1 Definitions Medical Marijuana Dispensary and add a new Section 8.2.16 Medical Marijuana Dispensary by Special Permit IN-CONSISTENT with the 2009 East Lyme Plan of Conservation and Development, as amended, and offered the following comments:

1. Due to the lack of criteria and standards regarding the siting of such use;
2. The Commission suggested the Zoning Commission develop criteria and standards that evaluate traffic/access restrictions as to the location;
3. Suggest receiving the Town Attorney's opinion regarding the Federal Prohibition versus Connecticut Legalization;
4. The Planning Commission is amenable to the definition as proposed.

REGULAR MEETING MINUTES
Thursday, January 8, 2019 7 PM

Second by Don Phimister. Motion passed 6-0-0.

The Commission took a comfort break at 8:43 p.m.

The Commission returned at 8:48 p.m.

- B. Request of Jennifer and William Argyle;** Application for a text amendment to the East Lyme Zoning Regulations to add to Section 25.5 Table of Minimum Controls to allow Mixed Use Development in the CA Zone.

Michelle Williams moved to find the Application for a text amendment to the East Lyme Zoning Regulations to add to Section 25.5 Table of Minimum Controls to allow Mixed Use Development in the CA Zone IN-CONSISTENT with the 2009 East Lyme Plan of Conservation and Development, as amended, and offered the following comments:

1. As the POCD encourages mixed use and the proposal would further restrict future development within the CA zone.
2. The implications of said restrictions are unclear as are the potential unforeseen impacts on Commercial Development. In addition the proposal may create additional non-conformities and have an adverse impact on the community character.

Second by Peter Lynch. Motion passed 6-0-0.

ADJOURNMENT

Peter Lynch moved to adjourn the East Lyme Planning Meeting of January 8, 2019 at 9:23 p.m.

Second by Michelle Williams. Motion passed 6-0-0.