

EASTLYME PLANNING COMMISSION

Regular Meeting, September 3, 2019. 7:00 PM

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

CHAIRMAN: Kirk Scott

PLANNING DIRECTOR: Gary Goeschel II

SECRETARY: Lawrence Fitzgerald

RECORDING SECRETARY: Sue Spang

CALL TO ORDER 7:00

I. ROLL CALL + PLEDGE OF ALLEGIANCE

Present: Kirk Scott, Thomas Fitting, Michelle Williams, Don Phimister, Peter Lynch, Lawrence Fitzgerald, Kathryn Johnson, Alt., Jason Deeble, Alt.

Absent: vacancy

II. CALL FOR ADDITIONS TO THE AGENDA

MOTION: (Williams/Lynch) to add 38 Roxbury Rd review of proposed open space and consistency to the approved conditions as item 7. **Vote:** Approved Unanimously.

III. CALL FOR PUBLIC DELEGATIONS

No public delegations

FILED

IV. REPORTS

A. Communications

- No communications

B. Zoning Representative

- No Report

C. Ex-Officio

- Selectman Salerno reported that all the school construction projects are 98% completed. The Public Safety building architects will be providing feedback within a couple of weeks. The Board of Selectmen will be approving the Harbor Management plan at their following meeting.

D. Planning Director: Gary A. Goeschel II

- G. Goeschel informed the commission that the Twin Valley Subdivision litigation is still pending. The town has payed approximately \$23,000 in various expenses so far. Approximately \$10,000 was for transcription of Planning and Wetlands meetings as well as converting from analog tapes to digital tapes.
- The applicant for 38 Roxbury Rd. may appeal the approval based on the conditions.

E. Sub-Committees

- Walkability**-will be discussed in a future meeting
- Plan of Conservation and Development (POCD) Steering Committee**-update and discussion later in meeting
- East Lyme Subdivision Regulations**-no report
- Chairman**-no report

September 4, 2019 AT 3:17 AM (PM)
Bruce Adams ATC
EAST LYME TOWN CLERK

V. APPROVAL OF MINUTES

A. August 6, 2019 Regular Meeting Minutes

MSC (Williams/Fitting) to approve the August 6, 2019 Regular Meeting minutes as presented.

Vote: Approved. In favor- Scott, Fitting, Williams, Phimister. Opposed-None. Abstaining- Lynch,

Fitzgerald

VI. PUBLIC HEARINGS

There were no public hearings

VII. 38 ROXBURY RD. REVIEW AND CONCURRENCE OF APPLICANTS OPEN SPACE PLACEMENT

G. Goeschel gave the background of the approval and what the applicant is proposing. The applicant submitted updated plans of a previously approved application in which open space was located in an area that varies from the conditions set in the approval. The applicant is requesting an opinion from the commission that the alternative location meets the conditions of approval.

The commission discussed the request and it was the consensus of the members that the proposed new location is inconsistent with the conditions of approval.

The members discussed placing the item on a future agenda.

Plan of Conservation and Development (POCD) Steering Committee

M. Williams stated there was no meeting in August of the POCD Committee. She updated the members on the various experts, Boards and Commissions who have given input to the sub-committee. The Harbor Management Plan will be included as well as other pertinent plans and documents.

The committee is looking to reformat the document to make it easier to read. The Plan will be divided into sections and subsections such as, what to develop and what to conserve. There will be an accountability matrix incorporated into the POCD. Many of the recommendations from Dr. Osfeld's students concerning sustainability will be incorporated into the POCD.

The committee would like to do a town survey and discussed a number of options, including a survey monkey, setting up a table on election day, paper surveys and a possible charrette.

The Commission members discussed the following items for possible inclusion for the POCD:

- Micro grids
- Gas stations with mandatory generators
- Charging stations
- Submitting for silver certification (once bronze received) for sustainability
- Architectural overlay zones
- Incentive housing
- Aquaculture support
- Hiring grant writer
- Eco-tourism
- Mechanism for donations for open space from residents and businesses
- Town wide Wi-Fi
- Keep the POCD committee intact after adoption to shepherd the recommendations

VIII. SUBDIVISIONS / RE-SUBDIVISIONS - (PENDING)

IX. ZONING REFERRALS [Connecticut General Statute (CGS) 8-3a] no zoning referrals

X. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS) 8-24] No referrals

XI. OLD BUSINESS – No old business

XII. NEW BUSINESS-No new business

XIII. ADJOURNMENT MOTION: (Lynch/Fitzgerald) to adjourn at 8:25 Vote: Approved Unanimously.

Respectfully Submitted,

Sue Spang,
Recording Secretary