

# EAST LYME PLANNING COMMISSION

Regular Meeting, January 7, 2020. 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, Michelle Williams, Mary Salvatore, Nichole Davison, Richard Gordon, Brian Bohmbach, Alt.

**Absent:** Thomas Fitting, Elizabeth Allen, Vacancy, Alt.

**Also Present:** M. Salerno, B. Dwyer (Zoning Commission)

FILED

#### B. Bohmbach was seated for T. Fitting

The Pledge of Allegiance was recited

January 9, 2020 AT 1:20 AM/PM

### II. CALL FOR ADDITIONS TO THE AGENDA-no additions

### III. CALL FOR PUBLIC DELEGATIONS-No public delegations

### IV. REPORTS

#### A. Communications

G. Goeschel- a report from the City of Norwich Utilities concerning a water connection

#### B. Zoning Representative

R. Gordon reported that he attended the recent Zoning Commission meeting where they discussed text amendments, POCD, aquifer reduction zone and a CAM review for a new home.

#### C. Ex-Officio

Selectman Salerno informed the commission there will be a special town meeting to approve connecting two town wells to address excess manganese. The BOS will be approving town dock leases at Cini Park and the budget sessions will be starting.  
(NOTE: correct spelling of Selectman Marc Salerno on the agendas.)

#### D. Planning Director: Gary A. Goeschel II-no report

#### E. Sub-Committees

- **Walkability-** G. Goeschel suggested the walkability study compiled by previous member D. Phimister be rolled into the POCD. The members decided that was an acceptable idea.
- **Plan of Conservation and Development (POCD) Steering Committee-**M. Williams stated at the previous meeting all the stakeholders were invited to give input and it was well attended. The POCD committee asked for input and suggestions to be submitted by the stakeholders by the middle of January.  
M. Williams stated that approximately 500 responses were received from the survey. There will be an open forum on January 29<sup>th</sup> to receive feedback and ideas from interested parties.  
Any Boards or Commissions that expect a quorum will need to post and agenda
- **East Lyme Subdivision Regulations-**G. Goeschel is compiling proposed changes
- **Chairman-**K. Scott thanked all the departing members for their service and welcomed the

new members.

**V. APPROVAL OF MINUTES**

- A. November 12, 2019 Regular Meeting Minutes**  
**MSC (Williams/Gordon) to approve the November 12, 2019 Regular Meeting minutes as presented. Vote: Approved Unanimously.**

**VI. PUBLIC HEARINGS-None**

**VII. SUBDIVISIONS / RE-SUBDIVISIONS - (PENDING)- None**

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

- A. Request of the East Lyme Zoning Commission, for an overlay/zone change to add the Niantic Village Design District to the East Lyme CB Zoning District.**

G. Goeschel read his memo dated January 7, 2020 concerning the proposed overlay/zone and text amendment changes. He stated that in his opinion the changes are consistent with the POCD as they promote economic development. He stated that the architectural designs the town currently has are guidelines only but, if they are made part of the regulations, they will be required as part of the site plan approval. G. Goeschel stated the approval process will be managed through the zoning official.

The Commission reviewed the changes and had concerns over the language conflicts of, "shall" in the proposed text amendments and the word, "should" in the architectural design guidelines.

The members questioned whether there should be some consideration and leeway where single family homeowners are proposing minor exterior work on the homes such as paint color, etc.

(R. Gordon recused himself and left the room as he lives in the zone and has a conflict of interest)

**MOTION: (Williams/Salvatore) Pursuant to Section 8-3A of the Connecticut General Statutes, the Planning Commission of the Town of East Lyme, exercising its authority and having reviewed the proposal for an overlay zoning district entitled Niantic Village Design District and associated text amendment referenced above, FINDS the aforesaid proposal (choose) CONSISTENT with the 2009 Plan of Conservation and Development as amended, based on the findings in the memorandum from Gary A. Goeschel II, Director of Planning dated January 7, 2020 with the following comments and or recommendations:**

- 1. Minimize the requirement, (i.e. painting, landscaping) for minor renovations of existing single family structures.**

**Vote: Approved Unanimously.**

- B. Request of the East Lyme Zoning Commission, for a text amendment to the East Lyme Zoning Regulations to add Section 34, Architectural Design Review Regulations, Niantic Village Design District.**

G. Goeschel stated the memo for the previous agenda referral is intended to cover the text amendments for architectural design review.

**MOTION: (Davison/Salvatore) Pursuant to Section 8-3A of the Connecticut General Statutes, the Planning Commission of the Town of East Lyme, exercising its authority and having reviewed the proposal for an overlay zoning district entitled Niantic Village Design District and associated text amendment referenced above, FINDS the aforesaid proposal (choose) CONSISTENT with the 2009 Plan of Conservation and Development as amended, based on the findings in the memorandum from Gary A. Goeschel II, Director of Planning dated January 7, 2020 with the following comments and or recommendations:**

- 1. Minimize the requirement, (i.e. painting, landscaping) for minor renovations of existing single family structures.**

**Vote: Approved Unanimously.**

**IX. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS) 8-24]**

**A. Memorial Park Drive; Realignment of the Southern end of Memorial Park Drive where it intersects Pennsylvania Avenue**

G. Goeschel introduced a letter from B. Scheer, Deputy Director of Public Works requesting a realignment of Memorial Park Drive. He stated it would be a substantial safety improvement as the existing configuration is confusing and does not meet current design standards. Memorial Park Drive is proposed to intersect Oswegatchie Hills Road forming a t-intersect. The remainder of the property will be a town right of way.

A private property west of the Memorial Park Drive will have its driveway relocated and an apron paved to accommodate the changes to the road. The property owner will be responsible for the maintenance of the apron.

A 15" drainage pipe will be extended and will provide better drainage than currently exists.

**MOTION: (Williams/Gordon) Pursuant to Section 8-24 of the General Statutes, I hereby move the Planning Commission of the Town of East Lyme, exercising its authority pursuant to CGS 8-24 and having reviewed the proposal for the infrastructure improvements associated with the relocation of Memorial Park Drive with Oswegatchie Hills Road, referenced above, finds the aforesaid proposal favorable and CONSISTENT with the 2009 Plan of Conservation and Development as amended, and approves the aforesaid proposal. Vote: Approved Unanimously.**

**X. OLD BUSINESS – No old business**

**XI. NEW BUSINESS-none**

**XII. ADJOURNMENT MOTION: (Gordon/Davison) to adjourn at 8:19 Vote: Approved Unanimously.**

Respectfully Submitted,  
Sue Spang,  
Recording Secretary

**2020 Meeting dates: February 4, March 3, April 7, May 5, June 2, July 7, August 4, September 1, October 6, November 10\*, December 1.**

**\*Second Tuesday of the month**

