

EAST LYME PLANNING COMMISSION

Regular Meeting, September 1, 2020. 7:00 PM

Remote Participation by ZOOM due to COVID 19

CHAIRMAN: Kirk Scott

PLANNING DIRECTOR: Gary Goeschel II

SECRETARY: Michelle Williams

RECORDING SECRETARY: Sue Spang

CALL TO ORDER 7:02

I. ROLL CALL + PLEDGE OF ALLEGIANCE

Present: Kirk Scott, Michelle Williams, Nichole Davison, Richard Gordon, Thomas Fitting, Mary Salvatore, Elizabeth Allen, Alt. (7:13), Brian Bohmbach, Alt.,

Absent: Vacancy, Alt.

Also Present: G. Goeschel, M. Salerno

II. CALL FOR ADDITIONS TO THE AGENDA-no additions

III. CALL FOR PUBLIC DELEGATIONS:

Barbara Johnston, 35 Seacrest Ave., asked about the public hearing and was informed that the applicant requested an extension.

IV. REPORTS

A. Communications-no report

B. Zoning Representative-E. Allen reported that the Zoning Commission renewed the special permits for the town restaurants.

C. Ex-Officio

Selectman Salerno informed the commission:

- The BOS will be discussing the Public Safety Building and reviewing the POCD

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

E. Sub-Committees

- **Plan of Conservation and Development (POCD) Steering Committee**-M. Williams would like to get the POCD up on the website so residents can view it. She asked if the governors recent directive gives the POCD committee more time to finish the plan. The plan was sent to DEEP and the Planning Commission's public hearing for the POCD is tentatively scheduled for December 1, 2020.
- **East Lyme Subdivision Regulations**-no report
- **Chairman**-no report

V. APPROVAL OF MINUTES

A. August 4, 2020 Regular Meeting Minutes

The minutes were tabled until the next meeting.

FILED IN EAST LYME
CONNECTICUT
Sept 8, 2020 AT 8:35 AM DM
Bruce Stevens
EAST LYME TOWN CLERK

VI. PUBLIC HEARINGS:

A. Application of Kristen T. Clarke, P.E., for English Harbour Asset Management LLC, Owner; Application for a 4-lot re-subdivision of approximately 3.8 acres of land zoned RU-40, located at 22 and 2 Upper Kensington Dr., East Lyme, Assessor's Map 40.0, Lot 22 and 23.

G. Goeschel stated the applicant has asked for an extension of the public hearing until the October

meeting.

MOTION: (Williams/Salvatore) to table the public hearing until the October meeting. Vote: APPROVED unanimously.

SUBDIVISIONS / RE-SUBDIVISIONS (Pending)

- A. Application of Kristen T. Clarke, P.E., for English Harbour Asset Management LLC, Owner; Application for a 4-lot re-subdivision of approximately 3.8 acres of land zoned RU-40, located at 22 and 2 Upper Kensington Dr., East Lyme, Assessor's Map 40.0, Lot 22 and 23.**

The public hearing was continued; no discussion.

VII. ZONING REFERRALS:

- A. Application of Landmark Development Group, LLC and Jarvis of Cheshire, LLC c/o Timothy Hollister, Shipman & Goodwin, LLP for a text amendment revision of Section 32 to replace Preliminary Site Plan/Final Site Plan with "Master Plan" procedure as used in Gateway Development.**

G. Goeschel read into the record his memo dated September 1, 2020 pertaining to the text amendment. The members discussed the language and noted that the text amendment, "Affordable Housing Master Plan" AHMP would apply to the whole town and not just the parcel the applicant is interested in developing. It was noted that the 2009 POCD specified incentive areas for affordable housing which would be close to the two town centers and other areas that would be beneficial for affordable housing.

G. Goeschel informed the members that the text language will be heard at the Zoning Commission's October 1, 2020 meeting. He stated the applicant is proposing the same type of Master Plan as was used in the Gateway Development. G. Goeschel read the applicants letter. The applicant would like to avoid the demands of unnecessary and costly engineering at the first stage. The engineering details would be deferred to later site plan stage.

The amendment would change the buffer area, the setbacks and raise the height of buildings. The members noted that the AHMP would be for a conceptual plan and would not have the detail of an engineer's plan.

MOTION: (Gordon/Davison) Motion to FIND the proposed amendment INCONSISTENT with the 2009 POCD for the following reasons:

- 1. It does not encourage Affordable Housing in the IHZ or within our downtown Villages;**
- 2. We can not adequately know the impact of the proposed regulation without knowing the residential make up of the development (i.e Elderly vs market rate),**
- 3. The proposed language eliminates the need for A statement describing any impact on public health and safety, including emergency services.**
- 4. The reduction in engineering standards may result in unintended environmental consequences, particularly in relation to storm water management**
- 5. The proposed regulation Sec. 32.4.2 proposes increases in building heights which, as AHD's may be located in low density areas, such building heights may not be in keeping with the traditional New England Character as defined in the POCD Objective 1.1.**
- 6. Reducing the setbacks and buffer requirements may create negative environmental impacts.**
- 7. The current Zoning Regulations Section 32.9.1 permits a Preliminary Site Plan, the purpose of which is to require the submission to the Zoning Commission of information sufficient to allow it to evaluate a development plan for under the standard of 8-30g, and to allow an applicant to defer, until approval is granted, completion of details and**

specifications that will define what is to be built but are not essential to the 8-30g analysis. The proposed regulation is essentially the same.
Vote: APPROVED unanimously.

- IX. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS) 8-24] -none
- X. OLD BUSINESS – None
- XI. NEW BUSINESS-None
- XII. ADJOURNMENT MOTION: (Salvatore/Davison) to adjourn at 8:48 Vote: APPROVED Unanimously.

Respectfully Submitted,
Sue Spang,
Recording Secretary

2020 Meeting dates: October 6, November 10*, December 1.
***Second Tuesday of the month**