

# EASTLYME PLANNING COMMISSION

Regular Meeting, October 6, 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

### VIII. ROLL CALL + PLEDGE OF ALLEGIANCE

**Present:** Kirk Scott, Michelle Williams, Nichole Davison, Richard Gordon, Thomas Fitting,

**Absent:** Mary Salvatore, Elizabeth Allen, Alt., Brian Bohmbach, Alt., Vacancy, Alt.

**Also Present:** G. Goeschel, J. Lindo, B. Mulholland, M. Salerno

FILED

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

### X. CALL FOR PUBLIC DELEGATIONS-none

### XI. REPORTS

04 13, 20 20 AT 10:35 AM/PM

*Brook Salerno ATC*

EAST LYME TOWN CLERK

**A. Communications**-no report

**B. Zoning Representative**-M. Williams reported that zoning had a public hearing for a zone change on affordable housing which was continued.

**C. Ex-Officio**

Selectman Salerno informed the commission:

- The referendum for the public safety building passed and the BOS will sign the agreement to commence work.
- The public hearing on the POCD went well with good feedback.

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

**E. Sub-Committees**

- **Plan of Conservation and Development (POCD) Steering Committee**-M. Williams informed the members that the POCD draft is now on the website. The planning commission's public hearing on the POCD will be at the November 10, 2020 meeting.
- **East Lyme Subdivision Regulations**-no report
- **Chairman**-K. Scott thanked the members of the POCD committee for their work and the planning members for volunteering their time. He would like to talk with town staff and arrange for a rules and responsibilities discussion for members.

### XII. APPROVAL OF MINUTES

**A. August 4, 2020 Regular Meeting Minutes**

**MOTION: (Gordon/Fitting) to approve the August 4, 2020 minutes as amended:**

*MOTION: (Williams/Davison Gordon) to continue the public hearing until the August 11, 2020 Planning meeting. Vote: Approved Unanimously.*

**Vote: APPROVED unanimously**

**B. September 1, 2020 Regular Meeting Minutes**

**MOTION: (Davison/Gordon) to approve the September 1, 2020 minutes as amended:**

- *The plan was sent to DEEP and the Planning Commission's public hearing for the POCD is tentatively scheduled for ~~December 1, 2020~~ November 10, 2020.*

Vote: APPROVED unanimously

**XIII. 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.**

Attorney Geraghty informed the commission that he is asking for a continuance of the public hearing. He submitted revised plans today based on comments from town staff. The septic plans have been submitted to Ledge Light Health District for review but they have not received a response yet.

**MOTION: (Williams/Davison) to continue the public hearing for the 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 until a special meeting on October 27, 2020.**

Vote: APPROVED unanimously.

**VII. 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.

**VIII. ZONING REFERRALS: [Connecticut General Statute (CGS) 8-3a]**

- A. Petition of Pazz & Construction LLC, to rezone 20.24 acres from RU-80/RU-40, its existing zoning designation, to Affordable Housing District (AHD) and for approval of a Preliminary Site Plan which proposes and eighty (80) unit multi-family affordable residential housing development designated as "Brookside Apartments" for property identified on the westerly side of North Bride Brook Road in East Lyme, East Lyme Assessor's Map 09.0, Lot 37-2, pursuant to Connecticut General Statutes §8-30g.**

G. Goeschel informed the members that the site plan came in under an §8-30g and council has advised that the commission handle the application as any other affordable housing application which typically involves a zone change.

G. Goeschel read a memo dated September 29, 2020, he sent to the zoning official regarding his review. It was the consensus of the commission to table the application until the October 27, 2020 special meeting.

**IX. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS) 8-24] -none**

**X. OLD BUSINESS – None**

**XI. NEW BUSINESS:**

- A. Application of Carol York, Owner; Application for a 1-lot subdivision of approximately 1.4 acres± of land zoned R-12 and request for Waivers from Sections 7-2-1, 6-12-2, 6-8, 5-2-2Cii, and 5-6, on property located at 92 Old Black Point Road, East Lyme, Assessor's Map 08.3, Lot 132.**

G. Goeschel informed the members that the application will require a public hearing due to the

waiver requests. It was the consensus of the members to schedule a public hearing for November 10, 2020 regular meeting.

**XII. ADJOURNMENT:**

**MOTION: (Gordon/Fitting) to adjourn at 7:50 Vote: APPROVED Unanimously.**

Respectfully Submitted,  
Sue Spang,  
Recording Secretary

**2020 Meeting dates: October 27, November 10\*, December 1.  
\*Second Tuesday of the month**