

EAST LYME PLANNING COMMISSION

Regular Meeting, JANUARY 12, 2021. 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 7:03

I. ROLL CALL

Present: Kirk Scott, Michelle Williams, Richard Gordon, Thomas Fitting, Brian Bohmbach, (seated at 7:04) Alt., Elizabeth Allen, Alt.

Absent: Nichole Davison, Mary Salvatore, Vacancy, Alt.

Also Present: G. Goeschel, J. Lindo, M. Salerno, W. Dwyer, zoning liaison

II. CALL FOR ADDITIONS TO THE AGENDA:

Add; appoint liaison to the regional planning agency; M. Williams volunteered to be the liaison for the yearly meeting of the regional planning agency on January 25, 2021.

III. CALL FOR PUBLIC DELEGATIONS: None

IV. REPORTS

B. Communications:

Invitation to the regional planning agency

C. Zoning Representative:

R. Gordon reported that in December the Zoning Commission approved the affordable housing at Bride Brook. They denied the text amendment brought forward by Landmark. They issued a Special Permit for a Boston Post Road site.

D. Ex-Officio:

M. Salerno informed the members, the Public Safety Building construction is about mid-way through and may be done by July.

The budget season has started

The BOS has appointed a Fire committee to study a command structure of possibly a fire chief for both departments or an administrator overlooking both departments and to look at volunteerism as it is going down.

E. Planning Director: Gary Goeschel-no report

F. Subcommittees

M. Williams informed the members the POCD has been formally adopted by the state OPM. The subcommittee's next step will be to attend all the Boards and Commissions to give them an overview of their responsibilities as it relates to the POCD. It was the consensus that the same members on the POCD would stay and if any others would like to join they would be welcome.

G. Chairman: Kirk Scott:

K. Scott would like members of the commission to look over the bylaws

FILED

Jan 15 2021 AT 2:30 AM/PM

Karen Melnik
EAST LYME TOWN CLERK

V. APPROVAL OF MINUTES

A. December 1, 2020 Regular Meeting Minutes

MOTION: (Gordon/Fitting) to APPROVE the minutes of December 1, 2020, as presented.

Vote: APPROVED unanimously.

B. December 10, 2020 Special Meeting Minutes 1

MOTION: (Williams/Gordon) to APPROVE the minutes of December 10, 2020 Special Meeting 1, as presented. Vote: APPROVED unanimously.

C. December 10, 2020 Special Meeting Minutes 2

MOTION: (Fitting/Gordon) to APPROVE the minutes of December 10, 2020 Special Meeting 2, as presented. Vote: APPROVED unanimously.

VI. PUBLIC HEARINGS-None

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.

G. Goeschel read the memo he drafted dated, January 11, 2021. There was a correction to Section 5-2-2 (E), the date October 19, 2020 was changed to October 23, 2020.

(B. Bohmbach recused himself from the vote)

The proposed resolution reads:

NOW THEREFORE, I hereby Move to APPROVE the application known as 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 24 Upper Kensington Dr, East Lyme, Assessor's Map 40.0, Lot 22 and 23, and proposed Subdivision Plan (5-Sheet Drawing Set) entitled "Nottingham Hills Subdivision Lot Line Revisions of Existing Lots 19 & 21 & Conservation Design Development, 1 Lot Re-Subdivision of Portions of Lots 19 & 21 Dated: January 29,2020, revised to: November 10, 2020", by Donald L. Gesick Jr. L.S., of Gesick & Associates, P.C., 19 Cedar Island Ave., Clinton, Connecticut which, is further subject to the following administrative requirements and required modifications to the site plan and/or other materials submitted in support of this application:

1. An Erosion & Sedimentation Control bond in an amount of \$3000.00 dollars shall be posted with the Town in a form acceptable to the Town of East Lyme Planning Commission prior to the start of any site work including but not limited to clearing, grubbing, filling and grading.
2. Contact the Planning Director to inspect the installation of erosion and sedimentation controls within 2-days prior to the start of any construction.
3. An Application for Right-of-Way Permit shall be filled with the East Lyme Engineering Department prior to the start of any site work.
4. The applicable items above shall be accomplished prior to the filling of the subdivision on the land records, or other documentation of planning approval and no site work shall commence until all applicable conditions are satisfied.

This approval is specific to the subdivision plan submitted as the application known as 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 24 Upper Kensington Dr, East Lyme, Assessor's Map 40.0, Lot 22 and 23, and proposed Subdivision Plan (5-Sheet Drawing Set) entitled "Nottingham Hills Subdivision Lot Line Revisions of Existing Lots 19 & 21 & Conservation Design Development, 1 Lot Re-Subdivision of Portions of Lots 19 & 21 Dated: January 29,2020, revised to: November 10, 2020", by Donald L. Gesick Jr. L.S., of Gesick & Associates, P.C., 19 Cedar Island Ave., Clinton, Connecticut." Any changes in the subdivision plan shall require prior approval from the Commission and/or the Director of Planning. Any change in the development plan layout other than those identified herein shall constitute a new application.

The owner/applicant shall be bound by the provisions of this Application and Approval.

MOTION: (Williams/Fitting) to APPROVE the application and conditions referenced by the resolution in the memo dated January 11, 2021, as amended by the corrected date. VOTE: APPROVED unanimously.

- VII. ZONING REFERRALS: [Connecticut General Statute (CGS) 8-3a]-none
- VIII. MUNICIPAL REFERRALS [Connecticut General Statute (CGS) 8-24]-none
- IX. OLD BUSINESS

A. Bylaws

K. Scott would like to review the bylaws for consistency with how the Commission actually operates. The members will review for the next month's meeting.

XI. NEW BUSINESS:

- A. Application of Barry and Kathleen Steamer, Owner; Application for a 1-lot re-subdivision of approximately 3.11± acres of land zoned RU-40, located at 40 Spring Rock Road, East Lyme Assessor's Map 19, Lot 97.**

The commission set a public hearing for the March 9, 2021 regular meeting.

ADJOURNMENT:

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

Respectfully Submitted,
Sue Spang,
Recording Secretary

2021 Meeting dates: January 12, February 9, March 9, April 13, May 11, June 8, July 13, August 10, September 14, October 12, November 9, December 14.

Liaison Schedule:

Elizabeth Allen 1/7/2021, Brian Bohmbach 1/21/2021, Nichole Davison 2/4/2021,
Thomas Fitting 2/18/2021, Richard Gordon 3/4/2021, Kirk Scott 3/18/2021
Michelle Williams 4/8/2021, Elizabeth Allen 4/22/2021, Brian Bohmbach 5/6/2021
Nichole Davison 5/20/2021, Thomas Fitting 6/3/2021, Richard Gordon 6/17/2021
Kirk Scott 7/1/2021, Michelle Williams 8/5/2021, Elizabeth Allen 9/2/2021
Brian Bohmbach 9/16/2021, Nichole Davison 10/7/2021, Thomas Fitting 10/21/2021
Richard Gordon 11/4/2021, Kirk Scott 11/18/2021, Michelle Williams 12/2/2021

