

East Lyme Planning Commission  
December 10th, 2020  
Special Meeting Minutes Set 1

Join Zoom Meeting

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Meeting ID: 812 6405 9929  
Passcode: 193040

One tap mobile +13126266799,,82995050759#,,,,,0#,,586123# US (Chicago)  
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558 8656 US (New York)  
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Members Present:

Kirk Scott, Chairman  
Michelle Williams, Secretary  
Nichole Davison  
Richard Gordon  
Mary Ann Salvatore  
Thomas Fitting

Also Present:

Gary Goeschel, Planning Director  
Jennifer Lindo, Zoom Moderator

FILED

Absent:

Elizabeth Allen, Alternate  
Brian Bohmbach, Alternate

Dec 10, 20 20 AT 8:00 AM/PM  
*Brian Bohmbach* ATC  
EAST LYME TOWN CLERK

Present for Applications:

Carol York  
Paul Geraghty  
Joseph Stafford  
Paul Grady

The Special Meeting of the East Lyme Planning Commission was held on Thursday, December 10th, 2020, at 7:00 p.m., via Zoom; this teleconference was recorded in its entirety and in accordance with the requirements of executive order 7B, issued by Governor Lamont, which allows for public meetings to be held over teleconference.

## **I. Roll Call and Call to Order**

Chairman Walker called the Special Meeting of the Planning Commission to order at 7:01 p.m. and took roll call.

## **II. Subdivisions / Re-subdivisions**

**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.

Mr. Goeschel and Ms. Williams both read portions of Mr. Goeschel's memorandum dated December 8th, 2020 into the record.

Mr. Scott suggested addressing the waiver requests first and called for member comments. Mr. Scott said he is comfortable with the sidewalk waiver and Ms. Williams noted for the record that the request for the open space waiver is no longer needed.

### **MOTION (1)**

**Mr. Gordon moved to approve the request for a waiver from Sections 7-2-1, 6-12, 6-8-7, 5-2-2cii, and Section 5-6 of the East Lyme Subdivision Regulations.**

**Ms. Salvatore seconded the motion.**

**Motion carried, 6-0-0.**

Mr. Scott said he feels comfortable with the application and that its layout matches the area.

### **MOTION (2)**

**Ms. Williams moved to approve the 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 via the language provided from Mr. Goeschel's memorandum-**

***“...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 and sedimentation control bond in the amount of \$3,000 dollars shall be posted with the Town in a form acceptable to the 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 filed 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 filing 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 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 and plans entitled 'Subdivision, prepared for Carol York, Location- 92 Old Black Point Road, Niantic, Connecticut, dated September 25, 2020 revised through November 25, 2020, Scale 1" =20-ft" prepared by J. Robert Pfanner & Associates, P.C., Engineers and Land Surveyors, 37 Grand Street Niantic, Connecticut.' Any changes in the development plan shall require prior approval from the Commission and/or Director of Planning. Any change in the layout plan other than those identified herein shall constitute a new application.***

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

**Ms. Davison seconded the motion.  
Motion carried, 6-0-0.**

**MOTION (3)**

**Ms. Davison moved to adjourn the Special Planning Commission Meeting at 7:23 p.m.  
Ms. Salvatore seconded the motion.  
Motion carried, 6-0-0.**

Respectfully Submitted,

Brooke Stevens, Substitute Recording Secretary