

# EAST LYME PLANNING COMMISSION

Regular Meeting, FEBRUARY 9, 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 7:10

### I. ROLL CALL

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

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

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

### II. CALL FOR ADDITIONS TO THE AGENDA:

**MOTION: (Williams/Davison) to add vacancy appointment to New Business. Vote: APPROVED unanimously**

### III. CALL FOR PUBLIC DELEGATIONS:

Spencer Clapp expressed interest in serving on the Planning Commission and was recommended for the position by the East Lyme Democratic Town Committee

### IV. REPORTS

#### B. Communications: none

#### C. Zoning Representative:

N. Davison reported the Zoning Commission held a Public Hearing on 159 Boston Post Road which was continued. Bill Sheer (Public Works) presented an erosion mitigation plan for the end of Laurel Drive

#### D. Ex-Officio:

M. Salerno stated the town is discussing the budget, but the good news is that revenues will be up due to an increase in the grand list. The BOS approved \$25,000 for a grant match from the state of \$250,000 for a study of the Route 161 corridor.

#### E. Planning Director: Gary Goeschel-no report

#### F. Subcommittees

M. Williams informed the members the POCD committee is ready to send correspondence to the town's boards and commissions to ask for time on their agenda to discuss the POCD. She said they are keeping the current POCD membership

M. Williams went to the regional planning agency but there was no quorum, although there was an opportunity for the member towns to discuss some of the issues they face. There is another meeting in April.

The formation of an affordable housing subcommittee was discussed.

#### G. Chairman: Kirk Scott- no report

FILED

Feb 11 20 21 AT 1:40 AM/PM  
*Karen Williams*  
EAST LYME TOWN CLERK

**V. APPROVAL OF MINUTES**

**A. January 12, 2021 Regular Meeting Minutes**

**MOTION: (Gordon/Williams) to APPROVE the minutes of January 12, 2021, as presented.**

**Vote: APPROVED. In favor-Scott, Williams, Gordon. Opposed-none. Abstaining-Davison**

**VI. PUBLIC HEARINGS-None**

**VII. SUBDIVISIONS / RE-SUBDIVISIONS (Pending)-none**

**VII. ZONING REFERRALS: [Connecticut General Statute (CGS) 8-3a]-none**

**A. Application of the East Lyme Zoning Commission for a text Amendment to the East Lyme Zoning Regulations Section 15.1 Definitions of a Substantial Damage and Substantial improvement, to change the time period from "10-year period" to "2-year period".**

G. Goeschel explained the reasoning behind the change. A letter from the zoning officer, William Mulholland explained the current 10-year regulation and some of the problems homeowners face when needing to repair damage or failed mechanicals such as heating or AC systems. The present rule limits improvements to 50% of the Market Value of the structure in a FEMA Flood Zone over the course of 10 years, which is cumulative. If a property has reached that limit within the 10-year time period and damage occurs such as roof damage, the property owner will not be able to make the repairs which has the potential to leave properties in disrepairs.

The Commission discussed the pros and cons of the text change as it relates to the POCD. G. Goeschel will provide the members with answers to how the change would impact the town's rating, how many houses are affected and why the change to two years as opposed to some other time frame.

**VIII. MUNICIPAL REFERRALS [Connecticut General Statute (CGS) 8-24]**

**A. Request the Town of East Lyme Department of Public Works for a Review of a proposed new vehicle scale, scale house building and septic system at the East Lyme Transfer Station, located at 91 Roxbury Road, East Lyme, Connecticut**

G. Goeschel gave an overview of what is existing and what is proposed for the project. It was the consensus of the Commission that there should be reasonable accommodations and the proposed improvements make the building more accessible.

**MOTION: (Williams/Gordon) the Planning Commission finds the project favorable and directs G. Goeschel to draft a memo to be given to the Board of Selectmen. Vote: APPROVED unanimously**

**IX. OLD BUSINESS**

**A. Bylaws**

K. Scott said he would like the bylaws to reflect how the Commission actually operates which is not reflected in the current bylaws. Many of the tasks assigned to members are now done by town staff.

G. Goeschel will look at the bylaws and make recommendations on changes and include provisions for having meetings in special circumstances such as the pandemic.

**XI. NEW BUSINESS:**

**A. Appointment of Full Member to the Commission**

K. Scott called for nominations three times for appointment of a new member.

**K. Scott nominated L. Fitzgerald, M. Williams seconded the nomination. Vote: APPROVED unanimously.**

M. Salerno will bring the appointment for the alternate position to the BOS.

**ADJOURNMENT:**

**MOTION: (Gordon/Davison) to adjourn at 8:37. Vote: APPROVED Unanimously.**

Respectfully Submitted,  
Sue Spang,  
Recording Secretary

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

**Liaison Schedule:**

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