

# EASTLYME PLANNING COMMISSION

Regular Meeting, APRIL 13, 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 7:00

### I. ROLL CALL

**Present:** Michelle Williams, Richard Gordon, Nichole Davison, Lawrence Fitzgerald, Thomas Fitting,

**Absent:** Kirk Scott, Brian Bohmbach, Alt., Vacancy, Alt.

**Also, Present:** G. Goeschel, J. Lindo, M. Salerno, Norm Peck, zoning liaison

### II. CALL FOR ADDITIONS TO THE AGENDA-none

FILED

### III. CALL FOR PUBLIC DELEGATIONS-none

### IV. REPORTS

**A. Communications: none**

**B. Zoning Representative:**

G. Goeschel reported that he attended the Zoning Commission and they approved outdoor dining for 14 eating establishments which is done on an annual basis.

**C. Ex-Officio:**

M. Salerno stated the BOS is reviewing how to spend the American Rescue Act funds, which is estimated to be approximately 1.8 million dollars for the town. They have spoken to Care and Share, Youth Services and Niantic Main Street among others.

The main bridge construction over the Niantic River is mostly completed.

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

**E. Subcommittees**

M. Williams informed the members the POCD committee has met with a couple of boards and commissions and will be meeting with others over the next few months. G. Goeschel is working on the matrix and may have it done by the next meeting. Discussion of ways the American Rescue funding could be incorporated into some of the objectives of the POCD was discussed.

**F. Chairman: Kirk Scott- no report**

April 15, 20 21 AT 10:25 AM/PM

*Brooke Steiner ATC*

EAST LYME TOWN CLERK

### V. APPROVAL OF MINUTES

**A. March 9, 2021 Regular Meeting Minutes**

**MOTION: (Gordon/Davison) to APPROVE the minutes of March 9, 2021, as presented.**

**Vote: APPROVED unanimously.**

### VI. PUBLIC HEARINGS-none

**VII. SUBDIVISIONS / RE-SUBDIVISIONS (Pending):**

**A. Request of Orchards of East Lyme Development, Inc., for acceptance of the road known as Partridge Court, and reduction of the bond.**

G. Goeschel stated there were two memos from the town engineer and the water and sewer commission who reviewed the as-built of the project. G. Goeschel reviewed the plan and considers the phase IV of the road complete. The applicant is also asking for a bond reduction and is aware that a new revised surety bond to the town would be required.

**MOTION: (Davison/Fitting) Move to recommend to the Board of Selectmen to accept Partridge Court and the remaining drainage easement in its entirety as depicted on the plan entitled "Plan Showing Property of The Orchards of East Lyme Development, Inc., To be Conveyed to the Town of East Lyme, Partridge Court, East Lyme, Connecticut, Scale 1"= 40', Sheet 1 of 1, Date: January 15, 2021, Job No. 11-006" as a Town Road upon conveyance of said land as approved by the town attorney and together with all necessary easements to the Town of East Lyme.**

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

**MOTION: (Gordon/Davison) move to reduce the public improvement bond which is covered under a letter of credit of \$1,482,044.00 which should be sufficient to cover the remaining improvements to be completed by the developer.**

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

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

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

G. Goeschel mentioned two zoning referrals which will be coming to the Planning Commission for review and comment: a text amendment to Section 25.4.3-1 and a text amendment to section 20.28 and 25.3.3 of the Zoning Regulations. The Zoning Commission will have a public hearing, May 20, 2021 for the proposed changes.

**X. OLD BUSINESS**

**A. Bylaws**

The Commission discussed the bylaws revisions. The Commission suggested:

- adding, "*at the request of the Board of Selectmen*" to, page 5, Article VIII, Section 1 Annual Report.
- deleting page 5, Article VIII, Section II, budget.
- Add, "*Vice Chairman*" to the last line of page 2, Article V, Section I.

## **XI. NEW BUSINESS:**

### **A. Vacancy of Alternate**

Elizabeth Allen submitted her letter of resignation and the Commission has the opportunity to appoint someone to fill the vacancy.

**MOTION: (Gordon/Davison) to appoint Spencer Clapp to the vacant alternate position.**

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

### **B. Bruce Dasinger re: Darrows Pond**

Bruce Dasinger, 12 Stone Cliff Drive addressed his concern about proposed plans by the East Lyme Park and Recreation Dept. for active use of the 100 acres of the Darrow Pond property owned by the town. He described the history of the parcel and explained the property is 300 total acres, 200 are preserved for open space and 100 acres for town use. B. Dasinger is concerned about species that are at risk, especially the New England Cottontail (NEC) rabbit. He stated the area in which the town is proposing a disk golf course and mountain bike trails would be detrimental to the habitat of the NEC rabbit. When the property was originally bought and divided for open space and town use it was with the understanding that if the town was to propose any use it would consult with the open space committee for their comments and feedback.

Lisa Wahle with the Wildlife Management Institute and CTDEEP described the shrub and thicket habitat where NEC's live, as well as birds that are at risk. She informed the members that in 2006 the NEC's were considered as a candidate for protection under the endangered species act. In 2015 the USFWS determined the NEC's did not meet the criteria for endangered species but the efforts to protect the habitat and the NEC need to continue to ensure their viability. She stated the area on the town-controlled portion of Darrow Pond preserve is prime habitat for the rabbit.

B. Dasinger thought that there was approximately 50 acres of shrub land and 25 acres of dense thicket in the town portion of the property.

M. Salerno said there was a Park and Rec subcommittee to evaluate what would be a suitable use for the property and at that point they would come to the BOS for final approval of the proposal. There would be a referral to the Planning Commission.

M. Williams said that often, once it gets to the stage where the Planning Commission makes comment the process has proceeded and a lot of effort has gone into the planning. She would like to get updates on the progress of the plans. G. Goeschel said he is a member of the subcommittee and will keep the Commission updated.

## **ADJOURNMENT:**

**MOTION: (Gordon/Fitzgerald) to adjourn at 8:20. Vote: APPROVED Unanimously.**

Respectfully Submitted,  
Sue Spang,  
Recording Secretary

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

**Liaison Schedule:**

Kirk Scott 3/18/2021

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