

EAST LYME PLANNING COMMISSION

Regular Meeting, MARCH 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 7:00

I. ROLL CALL

Present: Kirk Scott, Michelle Williams, Richard Gordon, Nichole Davison, Lawrence Fitzgerald, Brian Bohmbach, Alt., Elizabeth Allen, Alt., Thomas Fitting,

Absent: Vacancy, Alt.

Also, Present: G. Goeschel, J. Lindo, M. Salerno, Kim Kalajainen, zoning liaison

FILED

II. CALL FOR ADDITIONS TO THE AGENDA-none

III. CALL FOR PUBLIC DELEGATIONS-none

Mar 16 2021 AT 8:10 (AM/PM)

IV. REPORTS

Kim Williams
EAST LYME TOWN CLERK

A. Communications: none

B. Zoning Representative:

R. Gordon reported the Zoning Commission approved the mixed-use application on Boston Post Road. They approved the text amendment for the housing improvement calculations in a FEMA zone from ten years to two years. Zoning said that ratings would not be effected, and they had all the information they needed to make a decision.

Chairman Scott was disappointed the Planning Commission did not have the opportunity to comment fully on the text amendment because it is possible it may have changed the vote.

Kim Kalajainen, zoning liaison informed them the letter from Planning was read but because there was no reason given as to why Planning wanted a continuation of the public hearing, the Zoning Commission chose to close the hearing, and a decision was made.

C. Ex-Officio:

M. Salerno stated the BOS approved their budget and the combined school and town budget will be going to the Board of Finance with a 3.41% increase. The BOS approved \$60,000,000.00 in bonding. The Niantic River bridge will be closed for another week. The park and rec commission are interested in taking over the town owned property adjacent to Darrow Pond.

D. Planning Director: Gary Goeschel-G. Goeschel attended the CT. Bar Assoc. land use seminar and stated it was very useful and informative. He stated there are some land use cases pending that could impact and define land use in East Lyme.

E. Subcommittees

M. Williams informed the members the POCD committee sent letters to all the Boards and Commissions to be put on their agenda to discuss their roles as it pertains to the POCD.

F. Chairman: Kirk Scott- no report

V. APPROVAL OF MINUTES

A. February 9, 2021 Regular Meeting Minutes

MOTION: (Williams/Gordon) to APPROVE the minutes of February 9, 2021, as presented.

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

VI. PUBLIC HEARINGS:

A. Application of Barry and Kathleen Steamer, Owner, Joe Wren, P.E., Agent; 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, Connecticut, Assessor's Map 19.0, Lot 97.

K. Scott started discussion on the public hearing at 7: 20. G. Goeschel read into the record a list of items A-N.

Exhibit	Description
A	40 Spring Rock Rd Application and Plans
B	40 Spring Rock Rd Engineering Comments of January 2021
C	40 Spring Rock Rd OSA letter
D	40 Spring Rock Rd Revised Plan Feb.12, 2021
E	40 Spring Rock Rd LLHD Suitable for Development letter
F	40 Spring Rock Rd Engineering letter of Feb. 24, 2021
G	40 Spring Rock Rd Legal and Public Hearing notice
H	40 Spring Rock Rd Zoning Referral Comments
I	40 Spring Rock Rd Water and Sewer approval
J	40 Spring Rock Rd Stamped Certificate of Mailing
K	40 Spring Rock Rd Road Sign Posting February 20, 2021
L	40 Spring Rock Rd Final Re Subdivision Plan March 8, 2021
M	40 Spring Rock Rd East Lyme Land Trust Letter dated March 4, 2021
N	40 Spring Rock Rd East Lyme Land Trust Email dated March 9, 2021

J. Wren P.E. for the applicant described the property as an existing lot with a proposal to create one new lot. The total acres are 3.11± and the property is abutted on two sides with the East Lyme Land Trust property. The proposed flag lot meets zoning criteria and the driveway will be an extension of the existing driveway from the front property. All utilities will come up the driveway. There are no wetlands on the property and any stormwater runoff from the roof will drain into a rain garden.

There will be town water available but no sewer, the proposed lot shows the septic system and a reserve area. There is a 20 x 20 turnaround proposed for the driveway. The applicant has provided a waiver request for the stormwater drainage calculations. The regulations provide for a waiver for sub divisions of less than three lots.

J. Wren stated there was some confusion at first by the East Lyme Land Trust in accepting the .31 acres of open space. They did not realize the donation was adjacent to their property and

originally did not want to accept it, but once they understood it abutted their property they decided to accept the donation.

K. Scott asked for public comment at 7:37.

Barbara Johnston said she was glad the confusion was cleared up and the land trust accepted the donation.

G. Goeschel went over the findings for the waiver request under 4-12.

MOTION: (Williams/Fitzgerald) to close the public hearing. (7:48) Vote: APPROVED unanimously.

MOTION: (Gordon/Fitting) to accept the waiver request as outlined in section 6.8 of the regulations as described in the document by Indigo Land design dated February 12, 2021.

VII. SUBDIVISIONS / RE-SUBDIVISIONS (Pending):

- A. Application of Barry and Kathleen Steamer, Owner, Joe Wren, P.E., Agent; 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, Connecticut, Assessor's Map 19.0, Lot 97.**

MOTION: (Williams/Davison) to approve the 1 (one) lot re-subdivision request of 40 Spring Rock Road, East Lyme pending the following conditions.

- **\$3,000.00 E & S bond is submitted to the Town of East Lyme**
- **Submittal of driveway easement language to the satisfaction of the town attorney**
- **Copy of the deed of 1/3 acre of open space to the East Lyme Land Trust be provided to the town.**

Vote: APPROVED Unanimously.

VIII. 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".**

This has previously been decided by the Zoning Commission

IX. 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**

This proposal has been withdrawn

X. OLD BUSINESS

A. Bylaws

K. Scott said he has reviewed approximately two thirds of the changes submitted by G. Goeschel. He would like to leave this item on the agenda for discussion at the next meeting.

XI. NEW BUSINESS-none

ADJOURNMENT:

MOTION: (Fitzgerald/Gordon) to adjourn at 8:05. Vote: APPROVED Unanimously.

Respectfully Submitted,
Sue Spang,
Recording Secretary

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

Liaison Schedule:

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