

# EAST LYME PLANNING COMMISSION SPECIAL MEETING

Regular Meeting, January 25, 2022. 7:00 PM

ZOOM Meeting (remote)

CHAIRMAN: Michelle Williams

VICE CHAIRMAN: Kirk Scott

SECRETARY: Rich Gordon

PLANNING DIRECTOR: Gary Goeschel II

RECORDING SECRETARY: Sue Spang

## CALL TO ORDER 7:01

### I. ROLL CALL

**Present:** Michelle Williams, Kirk Scott, Richard Gordon, Jason Deeble, Brian Bohmbach, Alt., Timothy LaDucer, Alt., Olivia Fairchild, Alt.

**Absent:** Nichole Davison, Thomas Fitting

**Also, Present:** G. Goeschel, Bill Weber, BOS liaison

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

### III. CALL FOR PUBLIC DELEGATIONS-none

### IV. LAND USE 101-postponed

### V. REPORTS

#### A. Communications-none

#### B. Zoning Representative-no report

#### C. Ex-Officio

New BOS member, B. Weber introduced himself.

#### D. Planning Director: Gary Goeschel

Reported that the 161 Corridor study has been assigned a number and is starting to move forward. He has spoken to the First Selectman to put together a steering committee.

#### E. Subcommittees

- Plan of Conservation and Development

M. Williams resubmitted a list of items for consideration for ARPA funding. She scheduled the next meeting of the POCD for 6:30 before the regular Planning Commission meeting.

#### F. Chairman-no report

### VI. APPROVAL OF THE MINUTES

#### A. Minutes of Regular Meeting of January 11, 2022

**MOTION: (Deeble/Gordon) to approve the minutes of January 11, 2022, as amended.**

Pg. 3 ¶ 2: In support of this motion, in regard to the house locations, the locations proposed by the applicant are the preferred alternative verses maintaining a 200-foot no-build, no-clear setback and meets the intent of the East Lyme CDD Subdivision Regulations.

**VOTE: APPROVED unanimously.**

### VII. PUBLIC HEARINGS-none

### VIII. SUBDIVISIONS/RE-SUBDIVISIONS-(PENDING)-None

FILED

Jan 27, 20 22 AT 2:49 AM/PM  
Brook Stearns ATC  
EAST LYME TOWN CLERK

**IX. ZONING REFERRALS [Connecticut General Statute (CGS) 8-3a]**

**A. Request of AMG PUBII, LLC, for a text amendment to the East Lyme Zoning Regulations Section 20.26 to amend the distance between drive-thru facilities within the CA District.**

G. Goeschel informed the members that the Zoning Commission has scheduled a Public Hearing for the amendment on February 3, 2022.

**X. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS)8-24]-none**

**XI. OLD BUSINESS**

**A. Affordable Housing Plan Update 2022**

G. Goeschel presented an RFP utilizing the \$15,000 grant for comprehensive services to help draft the Affordable Housing Plan Update 2022. The Commission has until October 30, 2022, to perform the services but can ask for an extension. It was the consensus of the Commission to move forward with the RFP with corrections to the Town name.

The Commission will create a subcommittee to work with the service provider and include volunteers from relevant departments and commissions. J. Deeble, K. Scott and O. Fairchild volunteered to be on the subcommittee. They set a date for February 10, 2022, at 6:30 for the first meeting by Zoom.

**III. NEW BUSINESS**

**A. Subdivision Regulation Revisions**

G. Goeschel has reviewed the subdivision regulations for possible revisions. He suggested possible changes to the Public Hearing noticing, conditional approvals and to insert language to address applications that come in piecemeal and take additional staff time and put a time crunch on the Commission due to statutory timelines.

Other suggestions include:

Lot lines, shared driveways, surety for public improvements and possibly separate the appendixes. He suggested a couple of members work with him to draft the revisions.

He suggested members take notice of issues they see as they travel around town.

**XII. ADJOURNMENT:**

**MOTION: (Scott/Deeble) to adjourn at 7:43. Vote: APPROVED Unanimously.**

Respectfully Submitted,  
Sue Spang,  
Recording Secretary

**2022 Meeting dates: February 8, March 8, April 12, May 10, June 14, July 12, August 9, September 13, October 11, November 15 & December 13.**