

# EAST LYME PLANNING COMMISSION REGULAR MEETING

Regular Meeting, July 12, 2022. 7:00 PM

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, Nichole Davison, Richard Gordon, Thomas Fitting, Jason Deeble, Timothy LaDucer, Alt., Olivia Fairchild, Alt.

**Absent:** Brian Bohmbach, Alt.,

**Also, Present:** G. Goeschel, Town Planner, Selectman Weber, N. Peck, Zoning liaison

X. **CALL FOR ADDITIONS TO THE AGENDA**-none FILED

XI. **CALL FOR PUBLIC DELEGATIONS**-none

### XII. REPORTS

A. **Communications**-none

B. **Zoning Representative:**

N. Davison reported that the Zoning Commission approved a dance studio and discussed the coyote issue in downtown Niantic.

C. **Ex-Officio**

- Selectman Weber informed the members the BOS spent a lot of time discussing the coyote issue and there will be an informational meeting concerning wild animals on July 28, 2022.
- The town received funding for a RT. 161 corridor study
- The Hathaway property is still in negotiations

D. **Planning Director:** Gary Goeschel

- G. Goeschel will discuss items at the end of the meeting

E. **Subcommittees**

#### **Plan of Conservation and Development**

No report

#### **Affordable Housing**

K. Scott reported that the subcommittee had a kick off meeting and presented background information.

F. **Chairman**-no report

### IV. APPROVAL OF THE MINUTES

#### A. Minutes of Regular Meeting of June 14, 2022

July 18, 2022 AT 1:48 AM/PM  
Branche Hoern ATC  
EAST LYME TOWN CLERK

**MOTION: (Deeble/Williams) to approve the minutes of June 14, 2022, as presented. Vote: APPROVED In favor-Williams, Fitting, Davison, Gordon, Deeble. Opposed-none. Abstaining- Scott**

**V. PUBLIC HEARINGS:**

- A. Application of Kristen T. Clarke, P.E., of Niantic Real Estate LLC, Owner; Application for a 2-lot resubdivision of approximately 5.13 acres of land zoned RU-40, located at 9 Upper Kensington Drive, East Lyme, Assessor's Map 40.0, Lot L7 with a Waiver Request from Section 23.5B.1., of the Town of East Lyme Zoning Regulations, Section 6-8-7 Stormwater Management Requirements, Section 5.2.2 G Erosion and Sedimentation Control Requirements, and Section 5-2-2 (B) and (C) ii, Preliminary Resource Impact and Conservation Plan. (Date of Receipt: 5/10/2022 (7:07)**

G. Goeschel entered into the record, Exhibits: W-Ledge Light Health District memo dated July 11, 2022, X-T. May, P.E., drainage evaluation, Y- May, P.E., drainage areas and runoff flow paths, Z-A. Klose, town engineer memo dated July 11, 2022, to G. Goeschel.

P. Geraghty informed the members that the lots have received approval from Ledge Light Health District and any comments from A. Klose, Town Engineer, have been addressed.

He submitted exhibit AA-GIS of existing infrastructure on the site. He stated the existing drainage has been in place since the original approval several years ago. All lots will drain into the existing drainage plan. One lot drains into open space area, the next lot will drain into the Darrow Pond area, the additional lot will drain to the rear and east to the open space area. They have an easement with the East Lyme Land Trust to allow for drainage and maintenance. The surface drainage will be insignificant with the addition of the additional lot.

G. Goeschel stated the drainage easement is exhibit S.

P. Geraghty stated all the comments from G. Goeschel have been addressed. He submitted Exhibit BB-3 photos show no changes from adding additional lots, there is a single driveway that will be paved.

Exhibit CC -GIS resource map showing no significant impact to natural resources.

P. Geraghty corrected an error in the design report submitted April 20, 2022; Lot 27 or Lot 11 is actually Lot 9, it should say, Lot 27 aka Lot 9.

He addressed the E&S waiver and felt that the controls have been adequately addressed in the drainage reports and does not feel it was necessary to make a separate report.

The waiver for the 40' buffer is because it is sitting in an existing subdivision and his client is an abutter. The project was originally designed as a conventional subdivision but they then designed the CDD subdivision. The only thing that would change is the frontage layout, the house locations would remain the same.

G. Goeschel had no further comments, he informed the members the application should be judged on its merits according to Town Attorney Carey. There are no wetlands on the site.

No comments from the public

G. Goeschel stated that Exhibit F is a zoning review from the ZEO in response to the waiver request.

The Commission discussed the criteria for approving waiver requests.

P. Geraghty explained the previously approved lot line revision.

At the request of the Commission, P. Geraghty gave an overview of the site plan.

He submitted Exhibit DD-picture of trail which goes across the front yards of the three lots. The trail is an easement given to the land trust, which is responsible for maintenance. The members questioned the trail and although it seems awkwardly placed it does not get used. G. Geraghty will submit the easement to G. Goeschel.

P. Geraghty submitted a written letter asking that the public hearing be extended.

**MOTION: (Scott/Williams) to extend the public hearing at the request of the applicant until the next regularly scheduled August 9, 2022 meeting. Vote: APPROVED unanimously. (7:45)**

#### **VI. SUBDIVISIONS/RE-SUBDIVISIONS-(PENDING)**

**Application of Kristen T. Clarke, P.E., of Niantic Real Estate LLC, Owner; Application for a 2-lot resubdivision of approximately 5.13 acres of land zoned RU-40, located at 9 Upper Kensington Drive, East Lyme, Assessor's Map 40.0, Lot L7 with a Waiver Request from Section 23.5B.1., of the Town of East Lyme Zoning Regulations, Section 6-8-7 Stormwater Management Requirements, Section 5.2.2 G Erosion and Sedimentation Control Requirements, and Section 5-2-2 (B) and (C) ii, Preliminary Resource Impact and Conservation Plan. (Date of Receipt: 5/10/2022**

Tabled

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

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

- A. Request of the Town of East Lyme for the construction of an emergency access road from Romagna Road to Stonewood Drive to address the issue of inaccessibility during events such as flooding, downed utility pole or tree, etc.**

G. Goeschel stated that in the past during extreme flooding conditions, residents on Bush Hill could not get into or out of their neighborhoods. He stated the access will require some grading on side slopes. The area may see some pedestrian use but the main function will be for emergency access.

**MOTION: (Deeble/Gordon) the Commission finds the request to be consistent with the POCD. Vote: APPROVED unanimously.**

#### **IX. OLD BUSINESS**

**A. Review of Subdivision Regulations**

G. Goeschel provided an outline for subdivision revisions. His goal is to make the regulations less cumbersome and easier for applicants to understand expands definitions and makes the application requirements more explicit.

He discussed the SECCOG transportation grant for the 161 Corridor study.

**B. Affordable Housing Plan Update 2022-**a public outreach meeting will be in September

**Planning Director Report:**

G. Goeschel stated the town has received LOTCIP, a transportation grant for design work of sidewalks for E. Pattagansett to 161.

G. Goeschel reported he found a feasibility study for a train stop in Niantic

He attended a workshop and there was a presentation by a business who runs a powerplant/recycling operation. It produces mulch from wet food waste. He thought it would be a good fit for the town.

**C. Plan of Conservation and Development-**discussed earlier

**X. NEW BUSINESS-**none

**XI. ADJOURNMENT:**

**MOTION: (Davison/Gordons) to adjourn at 8:03. Vote: APPROVED Unanimously.**

Respectfully Submitted,  
Sue Spang,  
Recording Secretary

2022 Meeting dates: August 9, September 13, October 11, November 15 & December 13.

Liaison Schedule: August 4-LaDucer, September 1-Fairchild, September 15-Fitting, October 6, Gordon, October 20-Deeble, November 3-Scott, November 17-Williams, December 1-Bohmbach