

AMENDED SPECIAL MEETING AGENDA

Wednesday, January 25, 2023, 7:00 PM

EAST LYME PLANNING COMMISSION

East Lyme, 108 Pennsylvania Avenue, East Lyme, Connecticut
Upper Level Conference Room

CHAIR: Michelle Royce-Williams

VICE CHAIR: Kirk Scott

SECRETARY: Rich Gordon

PLANNING DIRECTOR: Gary A. Goeschel, II

RECORDING SECRETARY: Sue Spang; Absent

RECEIVED FOR RECORD
EAST LYME, CT

2023 JAN 30 P 3:36

Courtney Williams
TOWN CLERK

CALL TO ORDER

Chairwomen Royce-Williams called the meeting to order at 7:02PM

I ROLL CALL + PLEDGE OF ALLEGIANCE

Present: M. Royce-Williams, T. LeDucer, Brian Bohmbach, Tom Fitting, Rich Gordon, J. Deeble

Absent: Kirk Scott, Nicole Davison

II CALL FOR ADDITIONS TO THE AGENDA - None

III CALL FOR PUBLIC DELEGATION – None

1st MOTION: J. Deeble to move item IX to the next item of discussion as Item IV.

SECOND: T. LaDucer

IN FAVOR: Unanimous (6-0-0)

IV MUNICIPAL REFERRALS [Connecticut General Statutes (CGS) 8-24]

A. CGS 8-24 Review for Proposed Electric Vehicle Chargers in Town owned Hope Street & Methodist Street Parking Lots

Alex Klose, PE, Town Engineer presented an overview of the proposed chargers and station locations at the Methodist Street and Hope Street Parking lots. He indicated the Town would install both Phase 2 and Phase 3 chargers as part of a grant which covers one hundred percent (100%) of the installation costs and eighty percent of the charger costs. He indicated the sites will be designed with "future proofing" as they will be installed with conduit for four (4) more vehicles. He indicated the first space was handicapped accessible (aka. ADA Accessible). Mr. Klose indicated the Town would lose one (1) space on Methodist Street and two (2) spaces at the Hope Street Parking lot due to the need for vehicular maneuvering.

M. Williams and R. Gordon both recognized that the proposed project aligns East Lyme's 2020POCD.

B. Bohmbach asked why just the Level 2 Chargers on Hope & Methodist versus Level 3, the fast charges. A. Klose said they didn't anticipate receiving funding for Level 3 as the Town is on a wait list. However, the Town could install Level 3 chargers in the future.

M. Williams inquired as to whether the electricity would be free or if there would be a fee to charge a vehicle. A. Klose indicated the Town does not have to provide the electricity for free. As we are a non-profit government agency, the electricity may be provided at cost or with a fee for potential investment for future chargers.

A. Klose indicated Eversource has approved two models and Juicebar is one which is made in Connecticut.

B. Bohmbach asked about security and potential vandalism. A. Klose indicated there was no additional funding for security. However, the issue of security has been discussed

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internally. While the site locations are highly visible and should deter vandalism, it is still a concern for the Town.

A. Klose indicated they are continuously keeping their eyes out for other funding sources. He indicated the grant doesn't cover the bollards, networking fees, and a portion of the charges.

B. Bohmbach inquired if the charges were universal. A. Klose indicated most manufactures are providing adapters for chargers with the sale of their vehicles.

R. Gordon stated the proposal was consistent with 2020 POCD, Chapter 11.8 - Recommendations.

2ND MOTION: T. Laducer moved to approve the EV Charging Stations at the Methodist and Hope Street Parking Lots.

SECOND: R. Gordon

IN FAVOR: Unanimous (6-0-0)

V REPORTS

A. Communications - None

B. Zoning Representative:

M. Williams indicated she could attend the February 16th meeting. R. Gordon indicated he could attend the February 2nd meeting. G. Goeschel indicated he would develop the liaison schedule for discussion at the Planning Commission's the February meeting.

C. Ex-Officio: William D. Weber

Selectman Weber indicated the Board of Selectmen heard a presentation from Penny Heller regarding East Lyme's achieving the Bronze Award from SustainableCT. He indicated the BOS has developed a new Acknowledgement Form for the Ethics Policy. He stated there have been discussion with Niantic Main Street regarding the Dominion Building former Police e Station on Main Street. He advised that the Transfer station scale project is getting underway, there have been discussions regarding placing Youth Services with Park & Recreation, the BOS received a report from the Town Engineer on the Town's Hazard Mitigation Plan that is prepared by the SECCOG, and beginning budget discussions.

D. Planning Director: - None

E. Subcommittees

i. Plan of Conservation and Development Implementation – No Discussion

F. Chairman: Michelle Williams

Chairwoman Williams acknowledged Penny Heller's work on the SustainableCT Bronze achievement. M. Williams indicated they are looking at the different levels of sodium at the different wells and finished drinking water as the current quality is such that sodium is at an increased "health advisory" level at some wells. The chair indicated the POCD recommends different ways to reduce road salts.

M. Williams asked T. LaDucer about the Regional Planning Meeting he attended at the SECCOG. T. LaDucer reported the Regional Planning meeting had no quorum. However, there was some discussion among the those that were present regarding the land use in their respective Towns. T. LaDucer said he recognized some common themes amongst the municipalities such as Short-term rental issues, Affordable Housing Plans, Affordable

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Housing Developments, Data Center Development, Accessory Dwelling Units, and Cannabis

VI APPROVAL OF MINUTES

A. Special Meeting Minutes of December 19, 2022

3rd MOTION: J. Deeble to Approve the Minutes of December 19, 2022.

SECOND: R. Gordon

IN FAVOR: Unanimous (6-0-0)

VII PUBLIC HEARINGS - None

VII. SUBDIVISIONS / RE-SUBDIVISIONS - (PENDING) –

A. Application of Kristen T. Clarke, PE, for East Lyme Land Trust, Inc, for a 3-lot subdivision, and waivers of Section 6-8-7 Stormwater Management Requirements, and Section 5-2-2 (8) Preliminary Resource Impact and Conservation Plan of the East Lyme Subdivision Regulations, at property located at Hathaway Road, East Lyme Assessor's Map 35.0, Lot 23. (Hathaway Farm Subdivision Phase I).

G. Goeschel indicated he provided the commission with a memorandum regarding the proposed application. Mr. Goeschel reviewed the memorandum with the Commission and noted the discrepancy regarding the need for a public hearing pursuant to Section 4 of the Subdivision Regulations as the applicant is requesting Waivers versus the Applicant's position that the application does not need one as the proposed division is a Subdivision of land and not a Re-Subdivision of land. Chairwoman Williams noted the date of the memorandum August 5, 2022 and inquired with Mr. Goeschel if it was a typo being the year sated 2022 as the date of receipt of the Application is January 23, 2023 and reflected in the email from J. Lindo.

G. Goeschel replied it was a typographical error, the memorandum was drafted on Monday, January 23 and the year should be 2023. Mr. Goeschel continued to review the memorandum indicating the proposed plans are difficult to follow, notes are missing or fell off from previous iterations of the plans, the scale is not compliant with the regulations, and the Revision dates were not updated and recorded on the revised plan accordingly.

M. Williams noted the maps don't seem to line up in addition to parts of them not meeting the regulations.

4th MOTION: J. Deeble moved to find the application incomplete as the information and materials submitted in support of the application are insufficient and lack specific detail to make a decision and DENY the application without prejudice.

SECONDED: T. LaDucer

IN FAVOR: Unanimous (6-0-0)

VIII. ZONING REFERRALS [Connecticut General Statute (CGS) 8-3a] – None

IX. OLD BUSINESS

A. Review of Subdivision Regulation revisions –

Mr. Goeschel indicated he will be placing a proposed Subdivision Regulation revision to Section 4 -14-3 of the Subdivision Regulation on the February Agenda for a public hearing.

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X. NEW BUSINESS -

- A. Request of Theodore A. Harris, Esq., for Elizabeth Perry, Owner, for a 90-day extension of time to file Mylars, due to delay in calculation of bond amount for the 5-lot subdivision located west of West Lane. East Lyme Assessor's Map 2.2, Lot 11.

Mr. Goeschel explained the request and indicated that the applicant had submitted the request prior to the 90-day filing deadline.

5th MOTION: R. Gordon moved to approve the 90-Day Extension

SECONDED: T. LaDucer

IN FAVOR: Unanimous

XI. ADJOURNMENT

6th MOTION: J. DEEBLE Moved to Adjourn the Meeting

SECONDED: T. Fitting

IN FAVOR: Unanimous (6-0-0)

Respectfully Submitted,



Gary A. Goeschel II, Director of Planning