

EAST LYME PLANNING COMMISSION

Regular Meeting, December 12, 2023. 7:00 PM

CHAIRMAN: Richard Gordon
VICE CHAIRMAN: Kirk Scott
SECRETARY: Brian Bohmbach

PLANNING DIRECTOR: Gary Goeschel II
RECORDING SECRETARY: Sue Spang

CALL TO ORDER 7:00

I. ROLL CALL

Present: Richard Gordon, Brian Bohmbach, Kirk Scott, Thomas Fitting, Timothy LaDucer, Nick Menapace, Cindy Collins Alt., Sam Sims, Alt.

Absent:

Also Present: G. Goeschel, Planner.

The Pledge was recited.

T. LaDucer was seated.

II. ELECTION OF OFFICERS

A. Chairman

G. Goeschel called for nominations 3 times.

Bohmbach/Menapace nominated R. Gordon for Chairman. Vote: Unanimous

B. Vice Chairman

R. Gordon called for nominations 3 times.

Gordon/Fitting nominated K. Scott for Vice Chairman. Vote: Unanimous

C. Secretary

R. Gordon called for nominations 3 times.

Gordon/Menapace nominated B. Bohmbach for Secretary. Vote: Unanimous.

RECEIVED FOR RECORD
EAST LYME TOWN CLERK
2023 DEC 19 AM 9:02
Cindy Collins

II. CALL FOR ADDITIONS TO THE AGENDA

MOTION: (Gordon/Menapace) to add appointment for the vacant full seat. Vote: APPROVED unanimously.

Cindy Collins introduced herself and said she has been a realtor for 20 years.

T. LaDucer nominated himself and Scott made the second.

T. LaDucer said he worked on the affordable housing plan and has been an alternate for two years, he would like to be a full member.

R. Gordon/N. Menapace nominates C. Collins.

Vote: In favor-R. Gordon, N. Menapace, B. Bohmbach. Opposed-K. Scott, T. Fitting, T. LaDucer. Fails due to tie.

Vote for LaDucer:

Vote: In favor-LaDucer, Scott, Fitting. Opposed-Menapace, Gordon, Bohmbach.

Both votes were tied-no appointment

All agreed that both candidates would be a good choice.

MOTION: (Gordon/Fitting) to table the vote until the end of the meeting under New Business. Vote: APPROVED unanimously.

III. CALL FOR PUBLIC DELEGATIONS-none.

IV. REPORTS

A. Communications: Member Resignation/Deeble

B. Zoning Representative:

B. Bohmbach reported on the election of officers for Zoning. He noted that during Public Delegations a resident got up in favor of the pollinator pathway and asked that considering the last zoning meeting that members would be more courteous to each other. They had a roles and responsibilities discussion by Town Attorney Zamarka.

Zoning had a Public Hearing on the requirement for planting native species for a new application which passed and a Public Hearing on architectural review for Flanders Village which also passed.

Bridebrook development applied for and additional 20 units.

C. Ex-Officio-no report

D. Planning Director-no report

E. Subcommittees

- **Plan of Conservation and Development-no report**

Chairman-no report

V. APPROVAL OF THE MINUTES

A. Regular Meeting minutes of November 13, 2023

MOTION: (Menapace/Bohmbach) to approve the Special Meeting minutes of November 13, 2023, as presented.

Vote: APPROVED. In favor-Bohmbach, Fitting, Gordon. Opposed-none. Abstaining-Menapace, Scott, LaDucer.

VII. PUBLIC HEARINGS:

A. Application of Petrit Marku; for a 4-lot Resubdivision of approximately 4.27 acres of land zoned RU 40-20 and request for a Waiver from Section 6-17-1 of the East Lyme Subdivision Regulations on property located at 220 Pennsylvania Avenue, East Lyme, Connecticut, Assessors Map #16.2, Lot #7.3, Niantic, CT. (application received 11/13/2023; P.H. Scheduled to open 12/12/23; 35 days to conduct P.H. to close 1/16/24)

G. Goeschel list Exhibits A-R.

Jim Bernardo, surveyor submitted a photo of the posted notice sign and the notices to abutters.

He reviewed the property and location of 220 Pennsylvania Ave. There is an existing

single-family home on the property. There are no wetlands on the property and is served by public water and has on-site septic system. The property was originally subdivided in 1964.

The design is under section 23, conservation design development regulations. Sarah Holmes PhD did a Phase 1 archeologic survey and stated it had development would have no adverse effects on archaeological resources.

Single family residences are proposed. J. Bernardo said the property is zoned RU40-20 with a lot on the west side, zoned RU10.

The subdivision consists of 3 new proposed lots with an existing lot for the fourth lot. The proposal is designed to the CDD regulations. The lots range in size from 39,300 sq. ft. to 58,600 sq. ft.

The applicant is proposing 97,000 sq. ft. (52% of property area) for open space/conservation easement, 30% is required.

J. Bernardo present a conceptual plan for the lots and driveways. He reviewed one driveway for lot-1 to Pennsylvania Ave and an additional driveway for the other 3 lots. In order to meet the buffer requirements they would have to build two new driveways. He said he has proven he can meet the regulations but the additional driveways seems to defeat the purpose of the regulations.

To limit the impact and clearing he would like to use the existing paved driveway and serve the four lots off the existing driveway. He is proposing addition landscaping to block the view for the neighbors.

Ledge Light Health District has not sent comments or review of the septic system review. They have also not received comments from CTDOT, East Lyme Water Dept., and Town Engineer drainage report.

J. Bernardo believes they have met the more prudent option for the development. He stated there will be an association to administer the open space.

The applicant is asking for a waiver for keeping the existing utility poles before installing the underground utilities to feed all the lots.

Petrit Marku, 220 Pennsylvania Ave., owner, said he would be living in the existing house. The open space/buffer would remain wooded.

G. Goeschel suggested the applicant adopt the existing driveway for the 3 lots and one driveway for the front lot.

Public Comment-none

MOTION: (Gordon/LaDucer) to continue the Public Hearing to the next regularly meeting. Vote: APPROVED unanimously.

VIII. SUBDIVISIONS/RE-SUBDIVISIONS-Pending

- IX. Application of Petrit Marku; for a 4-lot Resubdivision of approximately 4.27 acres of land zoned RU 40-20 and request for a Waiver from Section 6-17-1 of**

the East Lyme Subdivision Regulations on property located at 220 Pennsylvania Avenue, East Lyme, Connecticut, Assessors Map #16.2, Lot #7.3, Niantic, CT. (application received 11/13/2023; P.H. Scheduled to open 12/12/23; 35 days to conduct P.H. to close 1/16/24)

Tabled until next meeting.

- VIII. ZONING REFERRALS [Connecticut General Statute (CGS) 8-3a]-none**
- IX. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS)8-24]-none**
- X. OLD BUSINESS-none**
- XI. NEW BUSINESS**

Appointment of full member (continued)

T. LaDucer said he has been an alternate for two years and has only missed two meetings.

N. Menapace said C. Collins ran in the election and the vacancy was held by a Democrat.

Bohmbach/Scott to nominate T. LaDucer for the vacant full position.

Vote: in favor-Gordon, Fitting, Bohmbach, Scott, LaDucer. Opposed-Menapace

LaDucer elected to the open position.

XII. ADJOURNMENT:

MOTION: (Bohmbach/ Scott) to adjourn at 8:18. Vote: APPROVED Unanimously.

Respectfully Submitted,
Sue Spang,
Recording Secretary

2024 meeting dates; January 9, February 13, March 12, April 9, May 14, June 11, July 9, August 13, September 10, October 8, November 12, December 10.