

EAST LYME PLANNING COMMISSION

Regular Meeting, March 12, 2024. 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, Nick Menapace, Timothy LaDucer, Alt., Sandy Gignac Alt., Sam Sims, Alt.

Absent: Cindy Collins,

Also Present: G. Goeschel, Planner.

The Pledge was recited.

S. Sims was seated for C. Collins

II. CALL FOR ADDITIONS TO THE AGENDA:

MOTION: (Scott/Gordon) to add two zoning referrals to item, IX Zoning Referrals.

Vote: APPROVED unanimously

III. CALL FOR PUBLIC DELEGATIONS-none.

IV. REPORTS

A. **Communications:** none

B. **Zoning Representative:** N. Menapace reported that the Zoning Commission heard the application for the Bride Brook development for a modification of 80 units to 100 units. He said it was a contentious meeting. Zoning also heard an application from Kristen Clarke for an age restricted development. Pollinator Pathways presented and their efforts were supported by the Commission.

C. **Ex-Officio:** no report

D. **Planning Director:** G. Goeschel informed the members the town received a grant for E. Pattagansett sidewalks.

E. **Subcommittees**

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

F. **Chairman:** no report

VI. APPROVAL OF THE MINUTES

A. **Regular Meeting minutes of January 9, 2024**

MOTION: (Menapace/Scott) to approve the Meeting minutes of January 2024, as presented. **Vote:** APPROVED unanimously

VII. **PUBLIC HEARINGS:** none

VIII. **SUBDIVISIONS/RE-SUBDIVISIONS**-Pending

RECEIVED FOR RECORD
EAST LYME, CT
2024 MAR 8 A 8:32
Cecilia M. Mello
TOWN CLERK

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

G. Goeschel informed the members that there are two zoning referrals the Zoning Commission will be discussing.

1. Eric Parker has asked for an amendment to section 20.26 of the Zoning Regulations to allow for a drive through window at business that do not enter/exit onto a state road. Currently the regulations stipulate that a business with a drive through window must have an exit or entrance onto a state road.
2. The Zoning Commission is amending section 34.2.1, architectural review, to change the word, "shall" to "may" to give the Commission more flexibility.

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

XI. OLD BUSINESS-none

XII. NEW BUSINESS

A. Subdivision Regulations-Section 4: Application Submission Procedures:

G. Goeschel said that when they revised the Subdivision Regulations, they did not address the timeline for when the Commission on Natural Resources had to respond to a referral by the Planning Commission. He suggested they add language for a time limit to respond as it may be interpreted that no response is an approval.

G. Goeschel said the subdivision regulations call for an architectural review. He said very few towns in Connecticut require this review. There is a concern that the requirement may be so onerous that the developer would find it more advantageous to submit an application for an affordable development than pay for the architectural review; this would give the Commission less control over the application.

G. Goeschel suggested changes to the Subdivision Regulations to reflect these concerns.

B. By-laws:

B. Bohmbach suggested they review the section of the bylaws that discuss appointments. He said the Commission should be bi-partisan and try to get the best person with the most experience. He also suggested that another option is to replace/appoint according to party affiliation to match the party of the resigning member. The Commission decided to make no changes to the bylaws.

XIII. ADJOURNMENT:

MOTION: (Fitting/Scott) to adjourn at 7:46. Vote: APPROVED Unanimously.

Respectfully Submitted,
Sue Spang,
Recording Secretary

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

2024 Zoning Liaison Schedule: March 21-Gordon, April 4-Laducer, April 18-Menapace, May 2-Scott, May 16-Sims, June 6-Bohmbach, June 20-Collins, July 7-Fitting, August 1-Gignac, September 5-Gordon, September 19-Laducer, October 3-Menapace, October 17-Scott, November 7-Sims, November 21-Bohmbach, December 5-Collins