

EAST LYME PLANNING COMMISSION

Regular Meeting, April 9, 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 7:04

I. ROLL CALL

Present: Richard Gordon, Brian Bohmbach, Cindy Collins, Timothy LaDucer, Alt., Sandy Gignac Alt.,

Absent: Kirk Scott, Thomas Fitting, Nick Menapace, Sam Sims, Alt.

Also Present: D. MacKenzie

S. Gignac and T. LaDucer were seated.

The Pledge was recited.

II. CALL FOR ADDITIONS TO THE AGENDA-none

III. CALL FOR PUBLIC DELEGATIONS-none.

IV. REPORTS

A. **Communications:** none

B. **Zoning Representative:**

R. Gordon said the Zoning Commission denied the conceptual plan for Boston Post Road mostly due to traffic concerns. He said the developer will most likely submit a site plan.

C. **Ex-Officio:**

Don MacKenzie reported the BOS has been working on the budget.

D. **Planning Director:** no report

E. **Subcommittees**

F. **Chairman**

V. APPROVAL OF THE MINUTES

A. **Regular Meeting minutes of March 12, 2024**

MOTION: (Bohmbach/Collins) to approve the Meeting minutes of March 12, 2024, as presented.

Vote: APPROVED unanimously

Nancy Kalal, 80 Grassy Hill, Zoning Commission liaison, said she is concerned about the proposed change to the Subdivision Regulations removing the requirement for an Archeologic Review. She said the Indian history is important to preserve and the cost to the developers should not be a consideration.

RECEIVED FOR RECORD
EAST LYME, CT
2024 APR 15 P 2:32
Cathy H. Gignac
TOWN CLERK

- VI. PUBLIC HEARINGS-none
- VII. SUBDIVISIONS/RE-SUBDIVISIONS-Pending
- IX. ZONING REFERRALS [Connecticut General Statute (CGS) 8-3a];
 - A. Application of Eric S. Parker, Esq., Proposed Text Amendment to Add Section 20.26M of the East Lyme Zoning Regulations.
 The text amendment would allow drive-thru's for businesses on town roads, not just state roads.
MOTION: (Gordon/ Collins) the Commission finds the proposed text amendment to Section 20.26 M of the Zoning Regulations consistent with the POCD for economic development purposes but with a caveat that traffic issues need to be addressed with a traffic study. Vote: APPROVED unanimously.
- X. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS)8-24]-none
- XI. OLD BUSINESS-none
- XII. NEW BUSINESS
 - A. Subdivision Regulations-Section 4; Application Submission Procedure:
 The members discussed two possible changes to the Subdivision regulations; the archeologic review and the time frame for the Natural Resources Commission to return comment to the Planning Commission.
MOTION:(Gordon/LaDucer) To remove the archeologic survey from the application process and have it go to public hearing Vote: APPROVED unanimously.
MOTION: (Gordon/Gignac) table the discussion of amendment to the subdivision regulations section, 4 14-3 regarding the time frame for the Conservation and Natural Resources Commission to submit a report to the Planning Comm. Vote: APPROVED unanimously.
- XIII. ADJOURNMENT:
MOTION: (Menapace/Collins) to adjourn at 7:23. Vote: APPROVED Unanimously.

Respectfully Submitted,
 Sue Spang,
 Recording Secretary

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