

EAST LYME PLANNING COMMISSION

Regular Meeting

Tuesday, April 2, 2013

FILED IN EAST LYME  
CONNECTICUT  
Apr 4 2013 AT 8:45 (AM) PM  
Kelli N. Bullock, A/R  
EAST LYME TOWN CLERK

PRESENT: Brian Schuch, Chairman, Frank Balantic, Secretary (arrived at 7:05PM), Ernie Covino, Rita Palazzo, Francine Schwartz, Joan Bengtson

ALSO PRESENT: Gary Goeschel, Planning Director

ABSENT: Catherine Ladd, Alternate, Ex-Officio, Rose Ann Hardy, Sami Yousuf, Alternate

Chairman Schuch called this Regular Meeting of the Planning Commission to order at 7:01PM.

**Pledge of Allegiance**

The Pledge was observed.

**I Additions to the Agenda**

- Mr. Schuch noted that there were no additions to the Agenda.

**II Public Delegations**

*Public Delegations is the time when members of the public are invited to speak to the Commission about certain matters. Issues or concerns related to approved subdivisions under construction (Item VI) and in-house proposals or general topics of discussion (Item VIII) are open to comment. Items, referrals, or applications subject to a decision by the Commission, a public hearing, or in litigation may not be discussed. The members of the Commission will not directly answer questions or make comment during delegations.*

Mr. Schuch called for Public Delegations.  
There were no Public Delegations.

**III Approval of Minutes- Regular Meeting Minutes of March 19, 2013**

Mr. Schuch called for any discussion or corrections to the Planning Commission Regular Meeting Minutes of March 19, 2013.  
There was no discussion or corrections of the Meeting Minutes.

**\*\*Motion (1)**

Mr. Covino moved to approve the Planning Commission Regular Meeting Minutes of March 19, 2013.

Ms. Palazzo seconded the motion.

Vote: 3-0-2. Motion passed.

Ms. Schwartz and Ms. Bengtson both abstained from the Vote due to their absence from the March 19, 2013 Meeting.

**IV Zoning Referrals (CGS 8-3a)**

There were no Zoning Referrals.

**V 8-24 Referrals (Municipal Improvements)**

There were none.

**VI OTHER BUSINESS**

**A New Business**

- a. Application of Jason Pazzaglia for Pazz Construction for a waiver of Section 6-8-1 thru 6-8-6 and a 3 lot subdivision of property at 249 Upper Pattagansett Road, East Lyme, Connecticut.

Mr. Schuch explained that since the Application is asking for a waiver, it will require a Public Hearing. He added that the Hearing will probably occur on April 16, 2013 and Mr. Goeschel confirmed that this is indeed the Public Hearing date. No further discussion was required given that commentary regarding the Application should be reserved for that scheduled Hearing.

**B Old Business**

- a. Discussion of updates to Chapter 2 and Chapter 7 Plan of Conservation and Development.

Mr. Goeschel said that the revisions are ongoing and that he had nothing further to report at this time.

**VII REPORTS**

**1. Chairman**

Mr. Schuch stated that he informed both, First Selectman, Paul Formica and the Democratic Chairman regarding the Commission's Alternate position vacancy. He also noted his intention to publish an ad in the New London Day Newspaper.

**2. Ex-Officio- Rose Ann Hardy**

Ms. Hardy was not in attendance.

**3. Zoning Representative**

Ms. Palazzo attended the March 21, 2013 Meeting. She noted that the Meeting contained twenty something items on the Zoning Agenda including CAM's applications to repair the damage done by Storm Sandy to Old Black Point Road and Grand Street. She also informed the Commission about the application of Aces High to build a storage pavilion. Ms. Palazzo noted that much of the Meeting concerned issues regarding outside dining, and that this is the time of year when everyone needs new permits.

a. Liaison Schedule

The Commission took this time to review the attached Planning Commission Liaison to Zoning Commission Schedule. Mr. Covino volunteered to fill in for Ms. Ladd's absence from the August 1, 2013 Meeting while Ms. Palazzo opted to take Ms. Nee's place at the September 5, 2013 Meeting.

**4. Regional Planning Commission Representative- Brian Schuch, Luane Lange**

Mr. Schuch stated that they did not meet.

**5. Subcommittees**

- **Sustainable Development and Climate Adaptation- (Gary Goeschel, Francine Schwartz)**

Ms. Schwartz stated that she had nothing to report at this time.

Mr. Goeschel included the attached Marsh Advancement Parcel Analysis in the Member Packet for the Commissions perusal. Mr. Goeschel observed that the parcels along the coast owned by the Town may be set back rather than rebuilt and added that the rise of the sea level will obviously impact this decision. He also informed the Commission that on August 5, 2013 FEMA will be releasing new maps and they will have to be reviewed to determine any differences. Mr. Goeschel also noted that a Sound Summit would be occurring in New York on April 26, 2013.

**6. Staff Communications**

- **Route 11 Greenway Authority Commission**

The next Greenway Meeting is scheduled for May 15, 2013.

- **State of Connecticut POCD**


Mr. Goeschel noted that in addition to the work he has been doing on the Chapters, he just applied for a \$50,000 dollar Grant for Darrow Pond to improve its trails and formalize parking. The intention is to obtain permission to pass the Yale School property since it connects to the State Forest. The long term plan exists for a Regional connection of trails all the way to Marlborough, Connecticut. Mr. Goeschel cited Vermont and New Hampshire as examples of areas which contain lengthy, extensive trails and how this is a big draw for recreational activity and the avid hiker. He also noted that news regarding the Grants for Cini Park and the Boardwalk should be known anytime now. Mr. Goeschel added that given the large amount of Summer Activities planned, repair work on the Boardwalk would begin in Mid-August or September.

**ADJOURNMENT**

**\*\*Motion (2)**

**Ms. Palazzo moved to adjourn this Regular Meeting of the East Lyme Planning Commission at 7:24 PM.  
7:26 PM. Ms. Bengtson seconded the motion.  
Vote: 6-0-0. Motion passed.**

Respectfully submitted,



Brooke Stevens,  
Recording Secretary

Town of East Lyme  
 Planning Commission Liason to Zoning Commission Schedule

First Name	Last Name	Zoning Meeting
Frank	Balantic	1/3/2013
Joan	Bengston	1/17/2013
Ernie	Covino	2/7/2012
Rita L	Franco-Palazzo	2/21/2013
Hannah C	Ladd	3/7/2013
Carolyn	Nee	3/21/2013
Brian	Schuch	4/4/2013
Francine	Schwartz	4/18/2013
Sami	Yousuf	5/2/2013
Frank	Balantic	5/16/2013
Joan	Bengston	6/6/2013
Ernie	Covino	6/20/2013
Rita L	Franco-Palazzo	7/11/2013
Hannah C	Ladd	8/1/2013
Carolyn	Nee	9/5/2013
Brian	Schuch	9/19/2013
Francine	Schwartz	10/3/2013
Sami	Yousuf	10/17/2013
Frank	Balantic	11/7/2013
Joan	Bengston	11/21/2013
Ernie	Covino	12/5/2013

## East Lyme Marsh Advancement by 2080: Parcel Analysis

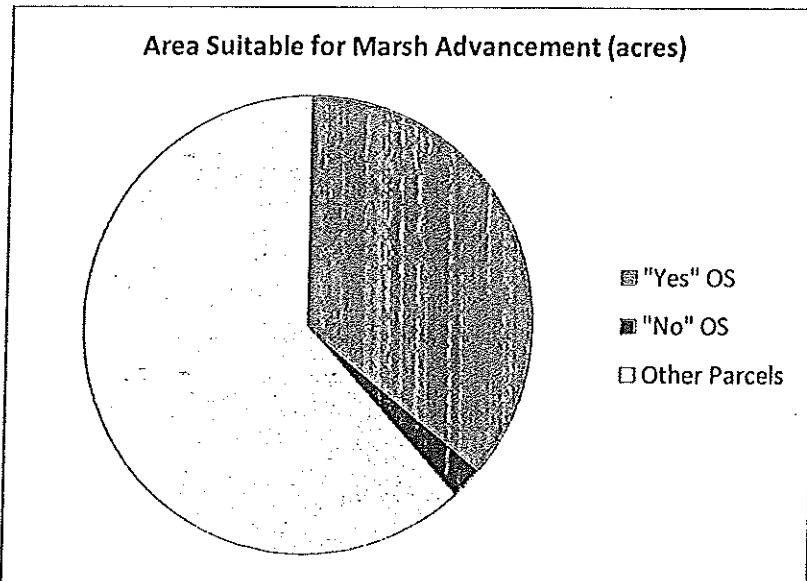
Total marsh advancement is projected to be about 275 acres, with nearly 230 acres (83%) classified as suitable sites (undeveloped).

Marsh Adv	Area (m <sup>2</sup> )	Acres	Percent (%)
Yes	930,584.91	229.96	83.55
No	183,163.86	45.26	16.45
Total	1,113,748.78	275.22	100.00

### 1. Protected Open Space

#### 1.1 Total protected open space

Total protected open space (OS) parcels comprise about 105 acres (38%) of total marsh advancement, of which an overwhelming majority, more than 98 acres, is classified as suitable for future wetlands.



Marsh Adv by Open Space (OS)	Acres	% of total marsh adv
"Yes" OS	98.52	35.80
"No" OS	6.65	2.42
Other Parcels	170.05	61.79
Total	275.22	100.00

Listed in descending order from largest suitable OS parcel

Marsh Adv by "Yes" OS Parcel	Acres	Percent (%)	% of total marsh adv	Owner
045-63	86.13	87.43	31.30	State
045-79	4.75	4.82	1.73	Private/OBPA
045-62	2.17	2.20	0.79	State
045-112	1.41	1.44	0.51	State
045-68	0.93	0.94	0.34	Land Trust/ELLT
045-76	0.60	0.61	0.22	Private/TNC
045-75	0.55	0.55	0.20	Private/TNC
045-69	0.50	0.51	0.18	Private/TNC

Grouped by owner and then listed in descending order from largest suitable OS parcel.

Note: Only includes parcels greater than 0.5 acres

Marsh Adv by OS Owner + "Yes" Parcel (>0.5 acres)	Acres	Percent (%)	% of total marsh adv
<b>State</b>			
045-63	86.13	87.43	31.30
045-62	2.17	2.20	0.79
045-112	1.41	1.44	0.51
045-61	0.27	0.27	0.10
<b>Total</b>	<b>89.99</b>	<b>91.34</b>	<b>32.70</b>
<b>Private</b>			
045-79	4.75	4.82	4.82
045-76	0.60	0.61	0.61
045-75	0.55	0.55	0.55
045-69	0.50	0.51	0.51
<b>Total</b>	<b>6.40</b>	<b>6.50</b>	<b>6.50</b>
<b>Land Trust</b>			
045-68	0.93	0.34	0.94
<b>Municipal</b>			
045-57	0.22	100.00	0.23

## 2. Individual Parcels

### 2.1 Suitable Marsh Advancement by Individual Parcel

Marsh Adv by "Yes" Parcel	Acres	Percent (%)	% of total Marsh Adv
09.0 38	87.68	38.13	31.86
07.4 21	10.26	4.46	3.73
road.2	5.44	2.37	1.98
17.3 122	5.35	2.33	1.95
road.3	5.03	2.19	1.83
02.1 13	4.76	2.07	1.73
08.2 24	2.94	1.28	1.07
06.0 5	2.54	1.10	0.92
12.1 132	2.31	1.00	0.84
06.0 1	2.24	0.97	0.81
09.4 12	2.17	0.94	0.79
09.0 2	1.90	0.83	0.69
17.1 17	1.88	0.82	0.68
11.1 32	1.88	0.82	0.68
17.3 216	1.86	0.81	0.68
11.3 8-1	1.83	0.80	0.66
08.1 110	1.82	0.79	0.66
11.3 3	1.82	0.79	0.66
08.1 106	1.52	0.66	0.55
04.10 86	1.37	0.60	0.50
09.0 39	1.32	0.57	0.48
04.2 5	1.21	0.53	0.44
10.4 48	1.14	0.50	0.41
17.1 38	1.05	0.45	0.38
08.3 15	1.04	0.45	0.38
<b>Total</b>	<b>152.34</b>	<b>66.25</b>	<b>55.35</b>