

EAST LYME PLANNING COMMISSION

Regular Meeting

Tuesday, March 19, 2013

PRESENT: Brian Schuch, Chairman, Frank Balantic, Secretary, Ernie Covino, Rita Palazzo

ALSO PRESENT: Sami Yousuf, Alternate *(sat as Regular Member), Rose Ann Hardy, Ex-Officio

ABSENT: Francine Schwartz, Joan Bengtson, Catherine Ladd, Alternate, Gary Goeschel, Planning Director

Chairman Schuch called this Regular Meeting of the Planning Commission to order at 7:04PM.

Pledge of Allegiance

The Pledge was observed.

FILED IN EAST LYME
CONNECTICUT
Mar 21, 2013 AT 8:30 AM
Catherine Ladd, Clerk
EAST LYME TOWN CLERK

I Additions to the Agenda

- Mr. Schuch noted that there was one potential addition to the Agenda which required a 2/3 vote of the members present in order to be added. The item is the Application of Jason Pazzaglia on behalf of 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.

****Motion (1)**

Ms. Palazzo moved to add this item to the Agenda under New Business.

Mr. Covino seconded the motion.

Vote: 5-0-0. Motion passed.

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 5, 2013

Mr. Schuch called for any discussion or corrections to the Planning Commission Regular Meeting Minutes of March 5, 2013.
There was no discussion or corrections of the Meeting Minutes.

****Motion (2)**

Mr. Covino moved to approve the Planning Commission Regular Meeting Minutes of March 5, 2013.
Ms. Palazzo seconded the motion.
Vote: 5-0-0. Motion passed.

IV Zoning Referrals (CGS 8-3a)

- Application of Theodore A. Harris, Esq., Agent for Benchmark Senior Living, to amend the East Lyme Zoning Regulations Section 9 and Section 25.5 regarding additions to assisted living facilities.

Mr. Schuch referenced Mr. Goeschel's Memo regarding POCD (East Lyme Plan of Conservation and Development) and moved to entertain whether Mr. Harris' Application was consistent or inconsistent.

****Motion (3)**

Ms. Palazzo moved that the Benchmark Senior Living Application is consistent with the POCD.
Mr. Covino seconded the motion.
Vote: 4-0-1. Motion passed. Mr. Yousuf abstained from the vote due to his absence from the prior Meeting.

V 8-24 Referrals (Municipal Improvements)

There were none.

VI OTHER BUSINESS

A New Business

- a. Commission Vacancies

Mr. Schuch recapped that Ms. Schwartz had been appointed to full time Member status during the March 5, 2013 Meeting, adding that Ms. Ladd would have availability issues due to health concerns. He stressed that such developments would require consideration of a third Alternate position for the Commission. Mr. Schuch stated that he would publish a notice in The New London Day Newspaper seeking an individual to fill this Alternate position.

- b. 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 Mr. Goeschel is responsible for scheduling the Hearing which will likely occur on April 16, 2013 and comments regarding this Application should be reserved until that time.

B Old Business

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

Given Mr. Goeschel's absence from the Meeting Mr. Schuch suggested that this topic be tabled until the following Meeting.

Mr. Balantic noted that Mr. Goeschel has done a fine job revising these Chapters and that Chapter 2 is close to completion. Ms. Palazzo added that Chapter 7 is 28 years old, and in desperate need of reinvention if not revision.

VII REPORTS

1. Chairman

Mr. Schuch said that he did not have anything to report at this time and welcomed Ms. Hardy to the Meeting.

2. Ex-Officio- Rose Ann Hardy

Ms. Hardy stated that the Budget is weaving its way through and is currently in the hands of Finance. She added that individual Budget Meetings would start Monday March 25, 2013.

3. Zoning Representative

Ms. Ladd did not attend the March 7, 2013 Meeting due to illness and Ms. Palazzo volunteered to attend the March 21, 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 and Mr. Goeschel were not in attendance.

6. Staff Communications

- Route 11 Greenway Authority Commission

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

- State of Connecticut POCD

No updates at this time.

ADJOURNMENT

****Motion (4)**

Ms. Palazzo moved to adjourn this Regular Meeting of the East Lyme Planning Commission at 7:24 PM.

Mr. Covino seconded the motion.

Vote: 5-0-0. Motion passed.

Respectfully submitted,

Brooke D. Stevens

Brooke Stevens,
Recording Secretary