

EAST LYME PLANNING COMMISSION  
WORKSHOP MEETING  
Tuesday, OCTOBER 20~~th~~<sup>th</sup>, 2011  
MINUTES

PRESENT: Mike Bowers, Chairman, George McPherson, Secretary, Francine Schwartz, Frank Balantic

ALSO PRESENT: Gary Goeschel, Planning Director

ABSENT: Brian Schuch, Joan Bengtson, Brian Bohmbach, Alternate

Chairman Bowers called this Workshop Meeting of the Planning Commission to order at 7:02 PM.

**Pledge of Allegiance**

The Pledge was observed.

**I. Additions to the Agenda**

Mr. Bowers asked if there were any additions to the agenda.

Mr. Goeschel said no.

**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. Bowers called for Public Delegations.

There were none.

**III. Zoning Referrals (CGS 8-3A)**

1. Jason Pazzaglia, Applicant – Application to amend the East Lyme Zoning Regulations, adding new Section 6.3.1 to reduce the amount of square feet for a multi-family residence from 18,000 square feet to 15,000 square feet in the R-12 zone.

Mr. Bowers noted that this was before them for a finding of consistency or inconsistency with the goals and objectives of the 2009 POCD. He asked Mr. Goeschel if he had any comments.

Mr. Goeschel noted that at the last meeting that he was asked how many lots within the R-12 Zoning District this would affect. In researching this he said that he found that it would most likely be 211 which are 15,000 sq. ft. or greater, approximately 173 that are 18,000 sq. ft. or greater with 13 of those being vacant. A conservative estimate of the resulting density increase as a result of the proposed text amendment would be approximately 2100 persons at build out however this estimate does not account for other geographic or physical constraints of the land which may make development of such dwellings impractical. He said that this would be consistent with the goals of the 2009 POCD as amended in promoting higher densities in areas near the Towns village center.

Mr. Bowers asked Mr. McPherson and the Commissioners if this addressed the issues that they had at the last meeting of the Commission.

The consensus of the Commissioners was that it did.

**\*\*MOTION (1)**

Mr. McPherson moved to find the Application of Jason Pazzaglia to amend the East Lyme Zoning Regulations, adding new Section 6.3.1 to reduce the amount of square feet for a multi-family residence from 18,000 square feet to 15,000 square feet in the R-12 zone CONSISTENT with the goals and objectives of the 2009 POCD as amended.

Ms. Schwartz seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

**IV. POCD Chapter 8 – Circulation and Transportation**

Mr. Goeschel said that he is still working on the changes and corrections to this and that he would have it for them prior to their November 15, 2011 Regular Meeting so that they can review it again prior to discussion at that meeting. He asked that if they had any other suggestions that they email them to him.

**ADJOURNMENT**

**\*\*MOTION (2)**

Mr. Balantic moved to adjourn this Workshop Meeting of the East Lyme Planning Commission at 7:18 PM.

Mr. McPherson seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary