

EAST LYME PLANNING COMMISSION
REGULAR MEETING
Tuesday, JANUARY 4th, 2011
MINUTES

Jan 10 20 11 at 9:50 AM PM
Ethel B. Williams

EAST LYME TOWN CLERK

PRESENT: Mike Bowers, Chairman, George McPherson, Secretary, Francine Schwartz, Brian Schuch, Brian Bohmbach, Alternate, Joan Bengtson, Alternate

ALSO PRESENT: Frank Balantic, Alternate
Gary Goeschel, Planning Director
William Scheer, Town Engineer
Jack Hogan, Ex-Officio, Board of Selectmen

ABSENT: Mark Mangelinkx, Chris Sandford

Chairman Bowers called this Regular Meeting of the Planning Commission to order at 7:39 PM after a previously scheduled Public Hearing. He noted that he had seated Brian Bohmbach, Alternate and Joan Bengtson, Alternate at the table this evening.

Pledge of Allegiance

The Pledge was previously observed during the Public Hearing.

I. Additions to the Agenda

Mr. Bowers noted that they had two items to add to the agenda: Appointment of Regional Planning Representative and Request of Pazz Construction LLC, Applicant/Owner for an extension of time to file Mylars for a three-lot Resubdivision of 3.65 acres of land located at 41 Scott Road, East Lyme, CT, Assessor's Map 29.0, Lot 20-1.

****MOTION (1)**

Mr. McPherson moved to add under Current Subdivisions - Request of Pazz Construction LLC, Applicant/Owner for an extension of time to file Mylars for a three-lot Resubdivision of 3.65 acres of land located at 41 Scott Road, East Lyme, CT, Assessor's Map 29.0, Lot 20-1 and under New Business - Appointment of Regional Planning Representative.

Mr. Bohmbach seconded the motion.

Vote: 6 – 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. Bowers called for Public Delegations.
There were none.

**III. Approval of Minutes – Special Meeting Minutes of December 7, 2010
Public Hearing I Minutes of December 7, 2010**

**Public Hearing II Minutes of December 7, 2010
Regular Meeting Minutes of December 7, 2010**

Mr. Bowers called for any discussion or corrections to the Planning Commission Special Meeting Minutes of December 7, 2010.

****MOTION (2)**

Mr. McPherson moved to approve the Planning Commission Special Meeting Minutes of December 7, 2010 as presented.

Ms. Schwartz seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Mr. Bowers called for any discussion or corrections to the Planning Commission Public Hearing I Minutes of December 7, 2010.

****MOTION (3)**

Ms. Schwartz moved to approve the Planning Commission Public Hearing I Minutes of December 7, 2010 as presented.

Mr. Schuch seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Mr. Bowers called for any discussion or corrections to the Planning Commission Public Hearing II Minutes of December 7, 2010.

****MOTION (4)**

Mr. Schuch moved to approve the Planning Commission Public Hearing II Minutes of December 7, 2010 as presented.

Mr. McPherson seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Mr. Bowers called for any discussion or corrections to the Planning Commission Regular Meeting Minutes of December 7, 2010.

Mr. McPherson asked that Mike Mangelinkx be changed to read Mark Mangelinkx.

Mr. Bowers asked that a line be inserted prior to Election of Officers stating that Mr. Hogan, Ex-Officio was asked to Chair the meeting for the election of Chairman.

****MOTION (5)**

Mr. McPherson moved to approve the Planning Commission Regular Meeting Minutes of December 7, 2010 as amended.

Mr. Schuch seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

IV. Pending Applications

1. Application of the Town of East Lyme Planning Commission – for Subdivision Regulation Amendments and Changes

Mr. Bowers said that they had just continued this Public Hearing to the February 1, 2011 meeting of the Commission.

V. Current Subdivision Approval/Construction Reports

1. Darrow's Ridge Phase I and Phase III

Mr. Goeschel reported that progress is being made. The Wetland Agency required a public hearing and that will be held on Monday, January 10, 2011. The lights have been going in and he would expect that if there is a problem that it is beyond the control of the developer. The Army Corps part is done and he and Mr. Scheer will present the application on behalf of the Town at the Wetland Agency public hearing.

2. Request of Pazz Construction LLC, Applicant/Owner for an extension of time to file Mylars for a three-lot Resubdivision of 3.65 acres of land located at 41 Scott Road, East Lyme, CT, Assessor's Map 29.0, Lot 20-1

Mr. Goeschel explained that the 90 days runs out at the end of this month which is prior to the next meeting of this Commission. There is an issue of a shed extending over the property line and they are requesting a 90-day extension of time to file the Mylars. The Commission can grant a 30, 60 or 90 day extension of time.

Mr. McPherson said that there are three meetings of the Commission within 60 days time so there is ample time for them to come back should they need to. He suggested that they grant a 60 days extension of time.

****MOTION (6)**

Mr. McPherson moved to grant Pazz Construction LLC, a 60 day extension of time to file Mylars for a three-lot Resubdivision of 3.65 acres of land located at 41 Scott Road, East Lyme, CT, Assessor's Map 29.0, Lot 20-1.

Mr. Schuch seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

VI. Zoning Referrals (CGS 8-3a)

There were none.

VII. 8-24 Referrals (Municipal Improvements)

1. The East Lyme Water & Sewer Commission construction of a regional interconnection between the Town of East Lyme and the New London Water Treatment Plant on Lake Konomac

Mr. Goeschel said that Mr. Scheer was present to explain this to them.

Mr. Scheer said that he was present on behalf of Mr. Kargl this evening and that should they require more information than he provides that they can put this on their next agenda and Mr. Kargl will attend the meeting. He said that this is an 8-24 referral and that Mr. Kargl had explained in his letter to them that this is to solve the summer water shortage problem and to position them for other regional interconnections. He noted that the State has been pushing them to solve their water problem for some time now.

Mr. Bowers said that he had attended the meeting at Camp Rell and that this is something that the Town needs in order to solve its' current problems and to move forward.

Mr. Goeschel noted that due to State involvement with the project that there would be an environmental review. He added that his memo to them identified the areas of the POCD which directed them to find a solution to this issue.

****MOTION (7)**

Mr. McPherson moved to find the 8-24 referral of The East Lyme Water & Sewer Commission for construction of a regional interconnection between the Town of East Lyme and the New London Water Treatment Plant on Lake Konomac **CONSISTENT** with the goals and objectives of the POCD as outlined in the memo from Mr. Goeschel. (Attached)

Ms. Schwartz seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

VIII. New Business

1. Appointment of Regional Planning Representative

Mr. Bowers asked for volunteers.

Mr. McPherson said that he thought that Mr. Sandford should continue in this capacity as the Regional Planning Commission only meets once per year.

****MOTION (8)**

Mr. McPherson moved to appoint Christopher Sandford as the Regional Planning Commission Representative from the Planning Commission.

Ms. Bengtson seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

IX. Old Business

There was none.

X. Reports

1. Chairman

Mr. Bowers asked that the compile a listing of the Planning representatives to the Zoning Meetings and asked the Recording Secretary to send out a listing so that he could set up the schedule.

Mr. McPherson said that he would do the two (2) meetings in January.

Ms. Bengston volunteered to do the March and October meetings as she had the previous year.

2. Zoning Representative

There was no report.

Mr. Goeschel noted that Section 23 was approved.

3. Regional Planning Commission Representative

This group only meets once per year.

4. Subcommittees

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

Ms. Schwartz reported that they met on December 14, 2010 and identified three main areas:

- Promote public awareness
- Identify projected impacts
- Identify strategies to mitigate impacts

She said that they would develop a mission statement and that the concept that they are striving for is to be prepared.

5. Ex-Officio – Jack Hogan

Mr. Hogan said that they expect New London to be taking up the regional interconnection agreement this month. Negotiations continue with the Mobil station and the Board of Ed approved their plan for the football field to move forward a \$2.8M project. They want to bond \$2.3M with the rest to come from private donations and fundraisers.

Ms. Schwartz asked if it would be in a new area or where the current field is.

Mr. Hogan said that it would be in the same location. He noted that there are some issues with the road in and out. He said that money wise this will be a very tough year as they are not sure about the State.

6. Staff/Communications

Mr. Goeschel said that he spoke with Mr. Formica on the village center plans and that it was noted that the core centers for Niantic and Flanders extend beyond the 'core' and that they would need to come up with a Charrette study of their own on what constitutes centers for both of the areas.

He said that he is also working on a return on investment study for the GIS systems and hopes to complete it by the end of this year. Tighe & Bond has been contracted to participate in the study.

Mr. Bowers asked about the subdivision regulation changes and if once they are adopted – are they done or do they have to send them to the Board of Selectmen.

Mr. Goeschel said that they would be done. The POCD is the document that goes to the Board of Selectmen.

ADJOURNMENT

****MOTION (9)**

Mr. McPherson moved to adjourn this Regular Meeting of the East Lyme Planning Commission at 8:30 PM.

Mr. Schuch seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

Town of

P.O. Drawer 519

Department of Planning &
Inland Wetlands Agency

Gary A. Goeschel II, Director of Planning /
Wetlands Enforcement Officer



East Lyme

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MEMORANDUM

TO: East Lyme Planning Commission

FROM: Gary A. Goeschel II, Director of Planning

DATE: January 4, 2011

RE: The East Lyme Water & Sewer Commission construction of a regional interconnection between the Town of East Lyme and the New London Water Treatment Plant on Lake Konomac.

Upon review of the above referenced Zoning Referral with the 2009 Plan of Conservation and Development, I have the following comments:

Chapter 1 Mission Statement, Vision, Objectives and Policies 1.3 Objectives and Policies

OBJECTIVE 6.2: To develop adequate water supply to meet current and future demand for public water in the Town.

POLICY:

Protect the quality and quantity of East Lyme's water resources. Provide a public water supply system that safeguards the existing water supply and develops additional supply as needed. The system must provide sufficient fire protection and safeguard public health while operating with an adequate margin of safety.

**2009 POCD
Compatibility:**

The proposed regional interconnection would provide for the additional supply of water to the Town of East Lyme. In addition, it would support providing sufficient fire protection.

Chapter 7 Community Facilities and Services Sections 7.3.2

**2009 POCD
Compatibility:**

Section 7.3.2 state "Long-term goals include regionalization utilizing water sources outside of East Lyme."

Attachment Res. Mts. Planning 1/4/11

Chapter 7 Community Facilities and Services
Sections 7.3.2

Section 7.3.3, recommendation number 4 - Improve Supply, specifically states the following:

"Optimize the amount of water available under regulations. In cooperation with state regulatory bodies and other regional municipalities, procure new sources of water from outside of East Lyme. Explore potential sources of water in East Lyme that are not adversely effected by stream flow restrictions."

2009 POCD
Compatibility:

Therefore, based on the above findings, it is moved that the East Lyme Planning Commission finds the proposed 8-24 Refferal of the East Lyme Water & Sewer Commission for the construction of a regional interconnection between the Town of East Lyme and the New London Water Treatment Plant on Lake Konomac **CONSISTENT / INCONSISTENT** with the East Lyme 2009 Plan of Conservation and Development.