

**EAST LYME PLANNING COMMISSION**  
**REGULAR MEETING**

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**Tuesday, March 05, 2013**

**PRESENT:** Brian Schuch, Chairman, Frank Balantic, Secretary, Ernie Covino, Rita Palazzo, Joan Bengtson, Francine Schwartz, Alternate \*(sat as Regular Member)

**ALSO PRESENT:** Gary Goeschel, Planning Director

**ABSENT:** Catherine Ladd, Alternate, Sami Yousuf, Alternate

Chairman Schuch called this Regular Meeting of the Planning Commission to order at 7:03PM. He noted that he had seated Francine Schwartz, Alternate at the table this evening.

**Pledge of Allegiance**

The Pledge was observed.

**FILED IN EAST LYME TOWN  
CLERK'S OFFICE  
Mar 8, 2013 AT 11:25 AM  
Karen Gulbo, AR  
EAST LYME TOWN CLERK**

**I Additions to the Agenda**

Mr. Schuch asked if there were any additions to the Agenda. There were none.

**II Public Delegations**

Mr. Schuch called for Public Delegations.

There were no Public Delegations.

**III Approval of Minutes- Regular Meeting Minutes of February 9, 2013**

Mr. Schuch called for any discussion or corrections to the Planning Commission Regular Meeting Minutes of February 19, 2013.

Mr. Balantic noted that the East Lyme Sportsmen's Club should actually be referred to as the Niantic Sportsmen's Club in both the Minutes and the Agenda, wherever it appears (page 2 of the February 19, 2013 Planning Commission Meeting Minutes.)

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

**Mr. Covino moved to approve the Planning Commission Regular Meeting Minutes of February 19, 2013 as amended.**

**Ms. Palazzo seconded the motion.**

**Vote: 4-0-2. Motion passed. Ms. Bengtson and Ms. Schwartz abstained from the vote due to their absence from the Meeting.**

**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. Goeschel explained that the zoning amendment which would allow the applicant to expand would be pertinent to only existing facilities, in this case Crescent Point. He also noted that the amendment would add to the town's tax base. Mr. Goeschel informed the Commission that this item will go to public hearing before the Zoning Commission on April 4, 2013.

Mr. Schuch expressed interest in learning the reasoning behind changing the zoning regulation back, when it had previously allowed for such expansion to occur. He asked Mr. Goeschel to research the history of this regulation.

Mr. Balantic expressed concern over whether such an expansion would be burdensome to the downtown and other businesses. He also noted that he too would like to review when this regulation was first changed. Mr. Balantic expressed concern over the parking impact as well.

**VI OTHER BUSINESS**

**A New Business**

**a. Commission Vacancies**

Mr. Schuch noted that Carolyn Nee has resigned from the Commission. He asked the Commission how they would like to proceed. Ms. Palazzo recommended Ms. Schwartz, noting that her extensive experience with the Commission would be an invaluable addition.

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

**Ms. Palazzo moved to appoint Francine Schwartz as a Regular Member of the East Lyme Planning Commission.**

**Ms. Bengtson seconded the Motion.**

**Vote: 5-0-1. Motion passed.**

**Ms. Schwartz abstained from the vote.**

Mr. Goeschel noted that the Board would now need to fill an Alternate position.

## **B Old Business**

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

Mr. Goeschel explained that Chapter 2 is coming along slowly, that it is half way done, and that the map would require more time. He said that Chapter 7 was included in the meeting packet and asked that the Commission peruse it so that it could be revised if needed.

## **VII REPORTS**

### **1. Chairman**

Mr. Schuch said that he did not have anything to report at this time.

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

Ms. Hardy was not in attendance.

### **3. Zoning Representative**

Ms. Palazzo reported that at the February 21, 2013 Zoning Meeting she learned about the new mixed use construction by Heritage Properties on Route 156, next to the Yankee Clipper. She also informed the Board in regards to the JAG application for affordable housing.

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

Mr. Schuch stated that he is waiting to hear back from Ms. Lange.

### **5. Subcommittees**

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

Ms. Schwartz stated that there is nothing new to report at this time.

### **6. Staff Communications**

- **Route 11 Greenway Authority Commission**

Mr. Goeschel reported that they will be meeting again in May.

He also noted that the John Ellis Trust has requested a right of passage through the acquired land for hunting purposes.

- **State of Connecticut POCD**

Mr. Goeschel stated that the State POCD document is the same document by which we update and review the town's POCD. He added that it contains some pretty drastic changes in regards to the classification of land.

## **VIII Executive Session**

Mr. Schuch called for a motion to enter Executive Session.

### **\*\*Motion (3)**

**Mr. Balantic moved to enter Executive Session to discuss pending litigation and personnel matters at 7:54 PM.**

**Mr. Covino3 seconded the motion.**

**Vote: 6-0-0. Motion passed.**

**\*\*Motion (4)**

**Mr. Balantic moved to exit Executive Session and return to Regular Session with no action taken at 8:12 PM.**

**Mr. Covino seconded the motion.**

**Vote: 6-0-0. Motion passed.**

**Adjournment**

**\*\*Motion (5)**

**Mr. Covino moved to adjourn this Regular Meeting of the East Lyme Planning Commission at 8:13 PM.**

**Ms. Bengtson seconded the motion.**

**Vote: 6-0-0. Motion passed.**

Respectfully submitted,



Brooke Stevens

Recording Secretary