

**East Lyme Planning Commission  
Regular Meeting Minutes of  
October 4, 2011**

Present: George McPherson, Francine Schwartz, Joan Bengtson, Frank Balantic, Brian Schuch

Also Present: Gary A. Goeschel, II, Director of Planning; Ed O'Connell, Town Attorney;  
Tom and Nancy Kalal, Mark Christiansen, Dorothy Mattos, Mary Ellen Lindie,  
Richard Bengtson, Rita Franco Palazzo, Steven Firgeleski, Edward Holiat  
Carol Murcko, John Bialowans, Jr.

**CALL TO ORDER.** - Acting Chairman McPherson called the October 4, 2011 East Lyme Planning Commission Meeting to order at 7:05 p.m.

**PLEDGE OF ALLEGIANCE.** The Pledge of Allegiance was observed.

**I. ADDITIONS TO THE AGENDA.** There were no additions to the Agenda.

**II. PUBLIC DELEGATIONS.** There was no discussion at this time from those present.

**III. APPROVAL OF MINUTES.**

A. Minutes of September 6, 2011 Public Hearing Meeting.

**MOTION (1):** Frank Balantic moved to approve the September 6, 2011 Public Hearing Meeting, as presented. Seconded by Joan Bengtson. Brian Schuck abstained from voting. (3-0-1) Motion carried.

B. Minutes of September 6, 2011 Regular Meeting.

**MOTION (2):** Frank Balantic moved to approve the September 6, 2011 Regular Meeting Minutes, as presented. Seconded by Joan Bengtson. Brian Schuck abstained from voting. (3-0-1) Motion carried.

C. Minutes of September 20, 2011 Workshop Meeting.

**MOTION (3):** Brian Schuck moved to approve the September 20, 2011 Workshop Meeting Minutes, as presented. Seconded by Joan Bengtson. Frank Balantic abstained from voting. (3-0-1) Motion carried.

**IV. PUBLIC HEARINGS** – The Public Hearing for the Application submitted by Tom Kalal, Applicant; for Scenic Road Designation of approximately 16,685.85 linear feet of Grassy Hill Road and approximately 8,586.63 linear feet of Walnut Hill Road was Continued.

**V. PENDING APPLICATIONS**

- A. Tom Kalal, Applicant; Continuation of Application for Scenic Road Designation of approximately 16,685.85 linear feet of Grassy Hill Road and approximately 8,586.63 linear feet of Walnut Hill Road.

Mr. McPherson stated based on the linear footage we do not meet the total percentage.

Attorney O’Connell referred to Section 8 of the ordinance which states the Commission may Approve the application as submitted provided that it finds that the owners of the majority of properties in the scenic road designation have signed their approval.

Mr. Balantic stated he never found the state as an owner in the scenic road designation. He also felt the applicant was honest.

**MOTION (5): Frank Balantic moved to disallow both applications based on the lot frontage majority requirement in Section 8 of the Town’s Scenic Road Ordinance. Seconded by Brian Schuch. Joan Bengtson abstained from voting. (4-0-1) Motion carried.**

**VI. CURRENT SUBDIVISIONS/CONSTRUCTION REPORTS** None.

**VII. ZONING REFERRALS (CGS 8-3A)**

- A. 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 in the R-12 zone.

Mr. Goeschel stated the applicant has interest in a parcel of land that based on the current regulations does not meet the 18,000 square feet requirements.

Mr. McPherson asked Mr. Goeschel how many lots would be included if the square footage was reduced. Mr. Goeschel agreed to provide a report by the next meeting of this Commission. Mr. McPherson asked Mr. Goeschel to include any section of the POCD that applies.

**VIII. MUNICIPAL IMPROVEMENT REFERRALS (CGS 8-24)**

- A. The Town of East Lyme and the Mitchell Trust, LLC land exchange of a parcel(s) containing approximately 132 square feet, more or less, in the area of the Municipal Parking Lot at Hope Street, Niantic, Connecticut.

Attorney O'Connell provided Commission members with a map of Main Street/Hope Street Parking Lot Improvements map prepared by the East Lyme Engineering Department, dated October 4, 2011. Main Street is to the south and Hope Street is to the north. A small piece of land would be transferred to the Mitchell Trust from the Town for a sidewalk. A consistency review needs to be taken.

Mr. McPherson asked if this a Zoning issue. Mr. O'Connell stated this is donation of land to the Town and a proposal to convey a portion of land. When a conveyance is of less than \$1,000 it will only need Board of Selectmen and Board of Finance approval. Mr. Goeschel stated the Town Engineer is in favor of this exchange.

**MOTION (6): Joan Bengtson moved to recommend to the Board of Selectmen that the land depicted on the map of Main Street/Hope Street Parking Lot Improvements, dated October 4, 2011 be transferred to the Mitchell Trust. Seconded by Frank Balantic. (5-0-0) Unanimous.**

#### **IX. OTHER BUSINESS**

A. New Business, There was no discussion of new business.

B. Old Business

- i. Town of East Lyme, Applicant; Application to amend Section 9 – Assurance for Completion and Maintenance of Improvements for the East Lyme Subdivision Regulations pursuant to Public Act 11-79 effective October 1, 2011.

Attorney O'Connell informed the Commission the Connecticut Municipal Association has designated a subcommittee to work on this matter. There was recently a meeting which outlined various issues by developers. This law seems to be as a result of some municipalities that have become very rigid and demand public improvements.

This matter was tabled until the Commission has had an opportunity to review more information.

- ii. POCD Chapter 8 Circulation and Transportation. Mr. Goeschel is working on this chapter.

#### **X. REPORTS**

B. Chairman. The Chairman was unable to be present, and there was no report.

C. Zoning Representative. Mr. McPherson reported there will be a Public Hearing on guidelines for architecture.

D. Regional Planning Liaison. There was nothing new to report on this matter.

D. Sub-Committees

i. Sustainable Development and Climate Adaptation Subcommittee

a. Mission Statement and Goals. Mr. Goeschel and Ms. Schwartz are working on this matter.

ii. Village Center Master Plan Subcommittee. Mr. Goeschel is working with Mr. Schuch on this matter.

E. Staff/Communications Mr. Goeschel reported there will be a Public Hearing on architectural review guidelines.

The Zoning Official has indicated a couple of large buildings are expected for the 161 corridor.

F. Ex-Officio Mr. Hogan was unable to be present, and there was no report.

### Adjournment

**MOTION (7): Joan Bengtson moved to adjourn the East Lyme Planning Commission Meeting of October 4, 2011 at 8:00 p.m. Seconded by Brian Schuch. (5-0-0) Unanimous.**

**Respectfully submitted,**

**Frances Gheri  
Substitute Recording Secretary**