

EAST LYME PLANNING COMMISSION
REGULAR MEETING
Tuesday, NOVEMBER 15th, 2011
MINUTES

FILED NOV 18, 20 11
AT 10:00 (A.M.)
L. Blain, etc
TOWN CLERK

PRESENT: Mike Bowers, Chairman, Brian Schuch, Frank Balantic, Francine Schwartz, Brian Bohmbach, Alternate

ALSO PRESENT: Gary Goeschel, Planning Director
Luane Lange, Chairman, Historic Properties Commission
Rita Franco-Palazzo

ABSENT: George McPherson, Secretary, Joan Bengtson

Chairman Bowers called this Regular Meeting of the Planning Commission to order at 7 PM. He noted that he had seated Mr. Bohmbach, Alternate at the table this evening.

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 that he could discuss the Tinker House as part of his report.

Mr. Bowers said that he could also discuss it under New Business if he wished.

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 – Public Hearing Minutes of October 4, 2011
Regular Meeting Minutes of October 4, 2011
Workshop Minutes of October 18, 2011**

Mr. Bowers called for any discussion or corrections to the Planning Commission Public Hearing Minutes of October 4, 2011.

****MOTION (1)**

Mr. Schuch to approve the Planning Commission Public Hearing Minutes of October 4, 2011 as presented.

Ms. Schwartz seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Mr. Bowers called for any discussion or corrections to the Planning Commission Regular Meeting Minutes of October 4, 2011.

Mr. Schuch asked that where his name appears incorrectly spelled as 'Schuck' that it is corrected to read: Schuch.

****MOTION (2)**

Ms. Schwartz moved to approve the Planning Commission Regular Meeting Minutes of October 4, 2011 as amended.

Mr. Schuch seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Mr. Bowers called for any discussion or corrections to the Planning Commission Workshop Minutes of October 18, 2011.

****MOTION (3)**

Mr. Schuch moved to approve the Planning Commission Workshop Minutes of October 18, 2011 as presented.

Mr. Balantic seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

IV. Pending Applications

1. **Jason Pazzaglia for Pazz & Construction, LLC, Owner/Applicant for a five lot re-subdivision of 2.49 acres of property located at 49 Fairhaven road, aka/Fairhaven Farms Re-subdivision, Assessor's Map 08.1, Lot 92.**

Mr. Goeschel said that this requires a Public Hearing. The new subdivision and storm water regulations would apply. He asked when they wanted to schedule it for.

Mr. Bowers asked if December 6, 2011 gives enough time for staff to review it.

Mr. Goeschel said that it does.

The consensus of the Commissioners was to set the Public Hearing for this application for December 6, 2011.

2. **Fred Finn, Jr., Land Surveyor, applicant for Patrick Quinn, Owner for a subdivision of 2/96 acres of property located at 285 Chesterfield Road, Assessor's Map 44.0, Lot 13.**

Mr. Goeschel said that this is another subdivision but they are also requesting a waiver of the storm water regulations so this would need a Public Hearing.

The consensus of the Commissioners was to set the Public Hearing for this application for December 6, 2011.

V. Current Subdivision Approval/Construction Reports

There were none.

VI. Zoning Referrals (CGS 8-3a)

1. **Town of East Lyme Zoning Commission – Application to amend the East Lyme Zoning Regulations Section 18 – Sign Regulations and Section 18 Table 1.5A**

Mr. Goeschel explained that this is to allow the downtown businesses to have chalkboard signage near their business advertising their business. He said that their position is to find consistency or inconsistency with the POCD.

Mr. Balantic said that he found some of the comparatives a bit ridiculous.

Mr. Goeschel said that they could view it from if it promotes the business environment or not.

Mr. Bowers said that he felt that chalkboards would fit the character of the Town.

Mr. Balantic said that he would not have thought that a business would have to pay further for an item such as this if it were larger than the size of 11" x 17".

Mr. Schuch said that as he could not specifically site something from the POCD, this could be unnecessary.

Mr. Balantic said that he thinks that it stymies development rather than encourages it and that he frequently patronizes downtown restaurants and does not step out of his car and think that downtown is getting out of hand with signage and looking like 'Vegas'. He also questioned who would want to do this if they are now placing these types of signs outside of their business for free and how they would patrol this. If anything this might hinder business.

Mr. Bowers said that it could both encourage and stifle economic development.

Ms. Schwartz agreed with Mr. Bowers that it could go either way.

****MOTION (4)**

Mr. Balantic moved to find the Application of the Town of East Lyme to amend the East Lyme Zoning Regulations Section 18 – Sign Regulations and Section 18 Table 1.5A **CONSISTENT** in that it could help maintain community character and **INCONSISTENT** as it could stifle economic development due to the permit fees and regulatory process. The consensus of the Planning Commission is that they would prefer the issue of proper signage to be implemented as a policy or guideline rather than a permit process.

Mr. Schuch seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

VII. 8-24 Referrals (Municipal Improvements)

There were none.

VIII. New Business

1. 2012 Proposed Planning Commission Schedule of Meetings

Mr. Goeschel explained that the POCD updates are just about complete and what is outstanding is based upon the Visionary 20/20 Committee Report.

****MOTION (5)**

Mr. Balantic moved to approve the 2012 Planning Commission Schedule of Meetings as proposed.

Mr. Schuch seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

2. Discussion – Tinker House

Mr. Bowers recalled that in 2008 or 2009 that there was a subdivision approved and that there was an agreement made with the Town on the Tinker House. Recently they had heard that it was going to be demolished and this set off other issues.

Mr. Goeschel explained that a house situated on that lot had to look like an 18th century house built with current building products.

Mr. Bowers said that he did not see anything that states that Mr. Harris could not tear down the house and come back with plans for a house that replicates an 18th century one.

Mr. Goeschel said that he has walked through the house and that it certainly is in poor condition and beyond a state where it could be fixed and sold. Mr. Harris has also stated that if the Town and Historic Properties Commission wanted it that he would give it to them but they have to move it off of the property.

Luane Lange, Chairman of the Historic Properties Commission said that she has also entered the house and recognizes that it is beyond what people could restore unless they had a great deal of money. She said that she is not sure how to insure that what is put up in place of it would fall under proper 18th century replication.

She said that she has taken numerous pictures of the inside of the house including the windows and mantles.

Mr. Bowers asked if the Historic Properties Commission has contacts that might have the resources to move and save the building as it has been offered.

Ms. Lange said that she has been looking into this as they just learned about all of this and that they do have the contacts but need time to organize it and it would slow down the demolition with them taking pieces of the house out intact.

Mr. Goeschel said that if they were to be given the house – maybe they can find a way to get it off of the property or to remove and store certain parts of it. He said that he would speak with the Attorney.

Ms. Lange said that if the house is dismantled or reused and the lot is sold to someone else that she questions how they will build on it, who will build on it and how they will make sure that it is an 18th century home.

Mr. Goeschel said that he would contact the Town Attorney.

Mr. Bowers asked that Mr. Goeschel keep the Planning Commission apprised of this.

IX. Old Business

1. POCD Chapter 8: Circulation and Transportation

Mr. Goeschel noted that they have been provided with a copy of this chapter with all of the updates that they had suggested. He said that he has spoken with a DOT employee regarding looking into areas for a train stop and was told that they have ideas for areas which would have the proper elevation. He added that he would be going to a SEAT meeting the following morning.

X. Reports

1. Chairman

Mr. Bowers thanked Ms. Schwartz for the 10 years that she has been instrumental to the Planning Commission. He said that he was sorry that Mr. McPherson was not present as he wished to thank him also for his expertise. He noted that he would be moving to the Zoning Commission as a regular member. He thanked Mr. Bohmbach for all of his efforts on their behalf and Mr. Balantic and said that there would be three Alternate positions and they were each welcome to come back as it is important to have people with their knowledge. He noted that Mr. Hogan was moving to the Zoning Commission as an Alternate member and wished him well. He said that Ms. Franco-Palazzo was joining them as a newly elected member and welcomed her as well as Ms. Nee and Ms. DeGroot.

2. Zoning Representative

Mr. Balantic reported that at the last zoning meeting that they held a Public Hearing on the Pazzaglia application for a text amendment regarding multi family dwelling size. This was continued to November 17. He said that they went into Executive Session and that after waiting for a period of time that he did not wait for them to resume.

3. Regional Planning Commission Representative – Brian Schuch, Luane Lange

This group only meets once per year.

4. Subcommittees

• Sustainable Development and Climate Adaptation – (Gary Goeschel, Francine Schwartz)

Mr. Goeschel said that he has provided them with a Mission Statement and Goals – similar to those from the State.

• Village Center Master Plan Subcommittee (Gary Goeschel, Brian Schuch)

Mr. Goeschel said that he is working with Mr. Schuch on architectural design for this.

5. Ex-Officio – Jack Hogan

There was no report.

6. Staff/Communications

Mr. Goeschel reported that he has an intern lined up to do elevation data and work with engineering on it during the break. He also reported that the Bridebrook Knoll subdivision – in using a combination of the bond monies is working on the drainage and road issues and this should be completed in time for the winter. He lastly thanked everyone for their important service to the Town.

ADJOURNMENT

****MOTION (6)**

Mr. Balantic moved to adjourn this Regular Meeting of the East Lyme Planning Commission at 8:25 PM.

Ms. Schwartz seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

**Town of East Lyme
Planning Commission
Regular Meeting and
Workshop Meeting Schedule
2012**

FILED Nov 18, 2011
AT 10:00 AM.
L. Blais ATC
TOWN CLERK

Meetings are held at the Town Hall, on the following listed **Tuesdays at 7:00 PM** unless otherwise noted.

Regular Meetings

**January 3, 2012
(First Tuesday)**

February 7, 2012

March 6, 2012

April 3, 2012

May 1, 2012

June 5, 2012

July 3, 2012

August 7, 2012

September 4, 2012

October 2, 2012

**November 20, 2012
(Third Tuesday)**

December 4, 2012

Workshop Meetings

February 21, 2012

March 20, 2012

April 17, 2012

May 15, 2012

September 18, 2012

October 16, 2012