

FILED Apr 23, 2012  
AT 1:30 PM.

East Lyme Planning Commission  
Workshop Meeting Minutes of  
April 17, 2012

L. Palazzo  
TOWN CLERK

Present: Mike Bowers, Chairman; Brian Schuch, Vice Chairman; Rita Palazzo; Francine Schwartz; Ernie Covino; Carolyn Nee

Also Present: Gary A. Goeschel, II, Director of Planning; Anna Loss, Intern; Mark Salerno, Zoning Commission Chairman

**CALL TO ORDER.** - Chairman Bowers called the April 17, 2012, Workshop Meeting of the East Lyme Planning Commission to order at 7:07 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 as there was no public present.

III. **ZONING REFERRAL**

Chairman Bowers, recused himself from this matter, turned the meeting over to Vice Chairman B. Schuch, and left his seat.

A. **Application of John D. Rodgers, for Rodgers Development, LLC to amend the East Lyme Zoning Regulations Section 12A SU-E Special Use Districts to permit 20% of development to be market rate.**

G. Goeschel provided the Commission a synopsis of his memorandum analyzing the consistency of the proposed text amendment with the 2009 POCD as amended. There was brief discussion regarding Mr. Goeschel memorandum and whether the proposed text amendment would be retro-active in that it would allow any existing SU-E to take advantage of the change and how would Zoning be able to police such a change. R. Palazzo asked the Commission to consider the issue of having to sell estates and which units would get the benefit of an unrestricted sale. F. Schwartz felt that changing the regulation as proposed would cause additional Zoning problems. The Commission had no further questions of Mr. Goeschel.

**MOTION (1): F. Schwartz moved to find the proposed text amendment to Section 12A SU-E neither consistent nor inconsistent with the POCD as the proposed amendment:**

1. Does not eliminate the senior housing, single family, or multi-family housing use;
2. Does not appear to adversely impact the environment nor protect it as both multi-family and elderly housing are permitted uses within the town;
3. Does not appear to exacerbate or minimize the impact of new development on existing land uses as both apartments and condominiums are considered multifamily housing; and
4. The Zoning Regulations currently allow for elderly housing to be provided for persons 55 or older at 100-percent occupancy, which is not prohibited by law, and meets the criteria of HOPA.

Seconded: R. Palazzo  
In-Favor: E. Covino; R. Palazzo; F. Schwartz  
Opposed: B. Schuch; Carolyn Nee  
Abstained: None  
(3-2-0) Motion Carried

Vice Chairman Schuch turned the meeting back over to Chairman Bowers.

#### IV. OTHER BUSINESS

##### A. Old Business

###### i. POCD; Chapter 4-Economic Development

G. Goeschel II, Planning Director indicated he was working on make corrections to Chapter 4 and would reach out to the EDC Chairman for additional input. Chairman Bowers indicated he would like to send Chapters 2, 4, and 8 to the BOS for review by September 1, 2012.

##### B. New Business

###### ii. Scenic Road Ordinance

Chairman Bowers asked if anyone had any specific comments on the existing Ordinance. Hearing none, he recalled from the last meeting Mr. Balantic had some concerns about ambiguity in the language and suggested that staff contact Mr. Balantic to identify any specific concerns and take the matter up again at the next meeting.

###### iii. Sustainable Development and Climate Adaptation Subcommittee

###### a. Anna Loss, Intern - Coastal Inundation Community Risk and Vulnerability Assessment Project

Anna Loss, Intern and student at Eastern Connecticut State University provided a brief power point presentation on the coastal inundation mapping that she has been working on this semester. She explained the goal of the project and the methodology she is following. Her project is near completion and should be finished by early May. The presentation was followed by a brief questions and answers session. Discussion ensued whether this would become part of the POCD, possibly having a chapter devoted to sustainable development and climate adaptation.

#### ADJOURNMENT

**MOTION (2):** B. Schuch moved to adjourn the East Lyme Planning Commission Workshop Meeting of April 17, 2012, at 8:00 p.m.

Seconded: R. Palazzo.  
In-Favor: Unanimous.  
(6-0-0) Motion Carried

Respectfully submitted,



Gary A. Goeschel II,  
Director of Planning/Inland Wetlands Agent