

**EAST LYME PLANNING COMMISSION  
WORKSHOP MEETING  
Tuesday, MAY 15th, 2012  
MINUTES**

FILED May 21, 2012  
AT 10:00 AM.  
Lesley Blais  
TOWN CLERK

PRESENT: Mike Bowers, Chairman, Brian Schuch, Secretary, Jean DeGroot, Carolyn Nee, Rita Palazzo, Ernie Covino, Alternate,

ALSO PRESENT: Gary Goeschel, Planning Director  
Frank Balantic, Alternate  
Matthew Walker, Zoning Commission

ABSENT: Joan Bengtson, Alternate, Francine Schwartz, Alternate

**Call to Order**

Chairman Bowers called this Workshop Meeting of the Planning Commission to order at 7:04 PM. He noted that he had seated Ernie Covino, 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 no.

**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. Zoning Referral**

1. Request of the Town of East Lyme Zoning Commission to amend the East Lyme Zoning Regulations Section 20.27 Item #4 to expressly prohibit outdoor bars and services bars.

Mr. Goeschel noted that he had provided, for their review, a copy of an analysis of this request with respect to the goals and objectives as outlined in the 2009 POCD. He noted that the proposed regulation appears to be inconsistent as it proposes to prohibit a form of commercial activity (outdoor bars and services bars) within the CA and CB Commercial Districts and as such would not enhance the goods or services available for local residents. The proposed regulation also would not promote the expansion of business and would not contribute to the strengthening of the overall tax base.

In addition the proposal does appear to be consistent with the objective to maintain the traditional New England character of the community and enhance the village identities of East Lyme.

Discussion ensued regarding how this might inhibit economic development in areas that were just showing signs of rebounding. It was further suggested that this might be better served by use of the special permit process – as with the outdoor dining which renews annually.

**\*\*MOTION (1)**

Mr. Schuch moved to find the Request of the Town of East Lyme Zoning Commission to amend the East Lyme Zoning Regulations Section 20.27 Item #4 to expressly prohibit outdoor bars and services bars **INCONSISTENT** with the goals and objectives of the 2009 POCD based on the findings and memorandum from Gary Goeschel to the Planning Commission dated May 15, 2012.

Ms. Palazzo seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

**IV. Other Business**

**Old Business -**

**⚡ POCD – Chapter 2 – Demographics & Development Patterns – Update of Census Data**

Mr. Goeschel said that he was still collecting this data and anticipates the section would be ready for review by mid-June.

**New Business -**

**⚡ Scenic Road Ordinance**

Mr. Balantic said that he had provided everyone with his suggested changes to have the Ordinance read better and be more understandable.

Mr. Bowers asked Mr. Goeschel to forward a copy of the Statute to the Commissioners and requested that they compare the ordinance with the Statute and Mr. Balantic's comments and be prepared to comment at their next meeting.

**⚡ Sustainable Development and Climate Adaptation Subcommittee**

Mr. Goeschel presented the finished map layer developed by Intern Anna Loss showing inundation from a worst case scenario. He indicated that he is working with Ms. Loss to see if she would be willing to develop layers for the 25, 50 and 100 year storm. He also said that the Nature Conservancy will be working on a Habitat Advancement Zone Analysis for East Lyme.

**ADJOURNMENT**

**\*\*MOTION (2)**

Mr. Schuch moved to adjourn this Workshop Meeting of the East Lyme Planning Commission at 7:40 PM.

Ms. Nee seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,

Recording Secretary

(Typed From Notes provided by Mr. Goeschel)