

**EAST LYME PLANNING COMMISSION
WORKSHOP MEETING
Tuesday, FEBRUARY 15th, 2011
MINUTES**

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

ALSO PRESENT: Gary Goeschel, Planning Director

ABSENT: Mark Mangelinkx, Chris Sandford, Joan Bengtson, Alternate

Chairman Bowers called this Workshop Meeting of the Planning Commission to order at 7:00 PM. He noted that he had seated Alternate Brian Bohmbach at the table this evening.

Pledge of Allegiance

The Pledge was observed.

I. Additions to the Agenda

Mr. Bowers noted that they had two items to add to the agenda: under Current Subdivision Approval – Miranda Way Road Acceptance and under New Business – Riparian Corridor Webinar Report.

****MOTION (1)**

Mr. McPherson moved to add two items to the agenda: under Current Subdivision Approval – Miranda Way Road Acceptance and under New Business – Riparian Corridor Webinar Report.

Mr. Schuch seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

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 I Minutes of February 1, 2011
Regular Meeting Minutes of February 1, 2011**

Mr. Bowers called for any discussion or corrections to the Planning Commission Public Hearing I Minutes of February 1, 2011.

****MOTION (2)**

Mr. McPherson moved to approve the Planning Commission Public Hearing I Minutes of February 1, 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 February 1, 2011.

****MOTION (3)**

Mr. Schuch moved to approve the Planning Commission Regular Meeting Minutes of February 1, 2011 as presented.

Mr. McPherson seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

IV. Pending Applications

There were none.

V. Current Subdivision Approval/Construction Reports

1. Darrow's Ridge Phase I and Phase III

Mr. Goeschel reported that the lights are in and working and that the requirement by the Army Corps of Engineers that an agreement is made with a contractor by March has been met as Mr. Torrance is the contractor for the project.

(Note: 7:08 PM – Mr. Balantic, Alternate arrived and was seated at the table)

The Commissioners agreed that due to the conditions being met that they could grant an extension of time to October 4, 2011 for Darrow's Ridge Phase I and Phase III.

****MOTION (4)**

Mr. McPherson moved to grant an extension of time to October 4, 2011 for Darrow's Ridge Phase I and Phase III public improvements.

Mr. Schuch seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

2. Miranda Way Road Acceptance

Mr. Goeschel said that he had a letter from the Town Attorney regarding the certificate of title and corporate resolution and a letter from the Town Engineer finding that the punch list items of improvements associated with Miranda Way have been completed in accordance with Town standards and that the road is ready to be accepted as a Town highway. As such, they could make recommendation to the Board of Selectmen for such acceptance. He said that they would hold a 2% (\$3000) maintenance bond for a period of one year after he road acceptance should issues arise.

****MOTION (5)**

Mr. Bohmbach moved that they forward a favorable recommendation to the Board of Selectmen for Miranda Way road acceptance.

Mr. Schuch seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

VI. Zoning Referrals (CGS 8-3a)

There were none.

VII. 8-24 Referrals (Municipal Improvements)

There were none.

VIII. New Business

1. Planning Commission Liaison to Zoning Commission Schedule

Mr. Bowers passed around the schedule of Zoning Meetings and asked that those who had not signed up to please do so. He asked that the Recording Secretary prepare the final on this schedule and send it out to all members.

2. Village Center Master Plan

Mr. Goeschel reported that he had met with Mr. Formica and Mr. Miniutti regarding the goals of a business center. Mr. Miniutti had noted to them the potential of a grant that could cover the costs of this study as long as it included the arts. He said that he would like to start putting a subcommittee together on this with the primary focus first being on downtown Niantic as they are currently involved with Phase III of a STEAP Grant project (\$200,000) to improve downtown Niantic. He said that he has seen what other Towns have been able to do with this and thinks that if they advertise they will get people from the public to attend and get involved in this process. He said that he would forward a memo to Zoning requesting that they be part of the subcommittee on this.

Mr. Schuch volunteered to be part of the subcommittee from the Planning Commission.

3. POCD Chapter 4 Economic Development and Chapter 8 Circulation and Transportation

Mr. Bowers synopsized the events of the POCD update noting that it has to be done every 10 years and that they had elected to complete sections each year and keep the update fresh. This year they would like to have these two sections updated and incorporated into the working document.

Mr. Goeschel said that he could email out what he currently has of Chapter 4 and suggested that they have one person from EDC to work with them on this. He said that he has some ideas that he would also want to see incorporated into this section. With respect to Chapter 8, he said that he would like to incorporate information from the LUV Study.

Mr. McPherson asked if someone from Public Works should be involved such as Mr. Giannattasio, Mr. Scheer or Mr. Holyfield.

The consensus of the Commissioners was that was a good idea and Mr. Goeschel said that he had worked with Mr. Scheer on this previously and would ask for input from them.

4. Riparian Corridor Webinar

Ms. Schwartz reported that she had watched this on February 8, 2011 and that it was put on by UConn 'CLEAR' and that she found it to fit in with sustainable development. The function and value of riparian corridors along critical stream paths was discussed with respect to water quality and how large the corridors should be in order to protect the water quality. They also discussed soil stabilization. In time lapse, they could see Connecticut's changing landscape and how the riparian areas have shrunk over time. She noted that certain areas such as the Eight Mile River Area have regulated setbacks. She said that there were a lot of graphs and tools available to work with on the website.

IX. Old Business

There was none.

X. Reports

1. Chairman

Mr. Bowers noted that Mark Mangelinkx has been contacted to submit a notice of resignation to Esther Williams, Town Clerk. Once that is done, they will work on replacing the position.

2. Zoning Representative

Mr. Bowers said that he was the liaison to zoning for the previous meeting and that it was a very short meeting in which they approved a fitness center for Liberty Way.

3. Regional Planning Commission Representative

This group only meets once per year.

4. Subcommittees

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

Ms. Schwartz said that they have not had another meeting and that she had reported previously on a webinar that she had watched.

5. Ex-Officio – Jack Hogan

Mr. Hogan was not present and there was no report.

6. Staff/Communications

Mr. Goeschel said that he had nothing further to report.

ADJOURNMENT

****MOTION (6)**

Mr. McPherson moved to adjourn this Workshop Meeting of the East Lyme Planning Commission at 7:43 PM.

Mr. Schuch seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary