

EAST LYME PLANNING COMMISSION
REGULAR MEETING
Tuesday, MAY 1st, 2012
MINUTES

FILED IN EAST LYME

May 7, 2012 AT 10 A M

Brooks D. Strem
EAST LYME TOWN CLERK

PRESENT: Mike Bowers, Chairman, Brian Schuch, Secretary, Joan Bengtson, Jean DeGrowth, Carolyn Nee, Rita Palazzo,

ALSO PRESENT: Frank Balantic, Alternate, Ernie Covino, Alternate, Francine Schwartz, Alternate Gary Goeschel, Planning Director Norm Peck, Zoning Commission Rose Ann Hardy, Ex-Officio, Board of Selectmen

ABSENT: No One

Chairman Bowers called this Regular Meeting of the Planning Commission to order at 7:05 PM.

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 no Public Delegations.

**III. Approval of Minutes – Regular Meeting Minutes of April 3, 2012
Workshop Meeting Minutes of April 17, 2012**

Mr. Bowers called for any discussion or corrections to the Planning Commission Regular Meeting Minutes of April 3, 2012.

****MOTION (1)**

Ms. Bengtson moved to approve the Planning Commission Regular Meeting Minutes of April 3, 2012 as presented.

Ms. Palazzo seconded the motion.

Vote: 5 – 0 – 1. Motion passed.

Abstained: Mr. Schuch

Mr. Bowers called for any discussion or corrections to the Planning Commission Workshop Minutes of April 17, 2012.

Mr. Bowers asked that Brian Schuch be listed as Secretary rather than Vice Chairman.

****MOTION (2)**

Mr. Schuch moved to approve the Planning Commission Workshop Minutes of April 17, 2012 as amended.

Ms. Palazzo seconded the motion.

Vote: 5 – 0 – 1. Motion passed.

Abstained: Ms. Bengtson

IV. Pending Applications

There were none.

V. Current Subdivision Approval/Construction Reports

There were none.

VI. Zoning Referrals (CGS 8-3a)

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 said that the office received this item last week and that he had not had time to put together an analysis of consistency or inconsistency with the POCD but could have that for them for their Workshop Meeting or next Regular Meeting as this would not be on the Zoning Commission Agenda until the early June meeting which would fall after their Regular June Meeting.

Mr. Bowers asked that they table discussion on this item until their Workshop Meeting so that they can have the POCD analysis that Mr. Goeschel would have for their review.

VII. 8-24 Referrals (Municipal Improvements)

1. Request of the Town of East Lyme to lease the Roxbury Road Upper Level Town Garage to Care & Share of East Lyme, CT. Property further identified as 8-12 Roxbury Road, Niantic, CT, Assessor's Map 0 16.1, Lot 25.

Mr. Goeschel recapped that the previous item they had discussed was for storage for the Children's Museum. This is for Care & Share to utilize some of the former Town Garage area and run their goods and services to the public from there. He noted that they have a draft copy of the lease in their packets.

Ms. Bengtson asked if the public would be driving up to this building.
Mr. Goeschel said yes.

Ms. Palazzo asked if it would be a permanent use for them.
Mr. Goeschel said yes – on a lease basis and according to the lease provisions.

Ms. Palazzo asked if the public would have to walk to the building.
Mr. Goeschel said that there is currently parking there which the employees used previously so it is not something different. The people would have ample room to park and walk into the building.

Ms. DeGroot asked if it would be handicap accessible.
Mr. Goeschel said that the building is at grade and that you would just walk in.

Mr. Bowers noted that their charge is to find this consistent or inconsistent with the goals and objectives of the POCD.

****MOTION (3)**

Ms. Nee moved to find the Request of the Town of East Lyme to lease the Roxbury Road Upper Level Town Garage to Care & Share of East Lyme, CT **CONSISTENT** with the goals and objectives of the POCD.

Mr. Schuch seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

VIII. Old Business

1. POCD Chapter 4: Economic Development

Mr. Goeschel said that he has reached out to Steve Santino for comments and also to meet with him to go over this Chapter one on one as it does need an overhaul.

Mr. Bowers asked if it was time to pull the plug on hoping to get this out to a Public Hearing with Chapter 8 as they had originally planned.

Mr. Goeschel said that they could probably still make the time frame. He noted that the State is also in the process of updating their POCD.

Mr. Bowers asked Mr. Goeschel to forward information on where that document is available on the web.

Mr. Bowers asked if anyone would want to help in the form of a subcommittee on getting Chapter 4 updated. Ms. DeGroot, Mr. Schuch, Mr. Covino and Ms. Palazzo volunteered to help.

Mr. Bowers said that Chapters 2 and 8 are ready and that they would see how it goes with Chapter 4.

2. Scenic Road Ordinance

Mr. Bowers said that he had asked everyone to review this ordinance. He then assigned the task of updating it to make it less ambiguous to Mr. Balantic. He asked that once he has made the changes that he please email it to everyone so that they can all take a look at it.

Mr. Balantic said that he would work to make it clearer so that property owners are aware of what they can do.

X. Reports

1. Chairman

Mr. Bowers said that he did not have anything further to add.

2. Zoning Representative

Mr. Bowers said that he had been ill and could not attend the meeting.

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

There was no meeting to report on.

4. Subcommittees

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

Mr. Goeschel said that he received correspondence from Anna Loss who has finished her project and will graduate soon. She provided him with more information and he said that he would try to get a map to them for their next meeting. Ms. Loss has also offered to do some other work for them as time permits.

Mr. Goeschel also reported that he has received correspondence from the Nature Conservancy – they have a graduate student who also may be able to help out.

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

Mr. Goeschel said that he now has the data that Mr. Schuch requested and will work on it. It should allow them to be able to access value information from the Assessor's information on the downtown parcels.

5. Ex-Officio – Rose Ann Hardy

Ms. Hardy said that they had already discussed the information that she had.

6. Staff/Communications

▪ Darrow Pond Open Space Committee Site Walk and Samuel Smith House – Jean DeGroot

Ms. DeGroot said that the Darrow Pond Site Walk was very interesting and that there is a lot of work to do there. She said that she is deeply concerned with how it will be used by the Town and would like for it to be a 'quiet place' for the Townspeople. She said that she has heard a lot of talk at the meetings about 'passive recreation' and the water situation and the tank that would be placed there. She said that she is not quite

sure of what they are using as passive recreation as she has heard talk of Lacrosse fields and that does not appear to be 'passive' in nature.

Mr. Bowers explained that examples of 'passive recreation' would be a walking/hiking path or one used for mountain biking (non-motorized items). He also noted that the Co-Chairman of that Committee had asked people for their thoughts on what could be there – so prior to making any decisions – they would want to get everything out on the table for discussion. He also noted that 200 acres have to be under the protected area and that the remaining 100-150 acres falls under the Water Company and for Municipal use – that was all part of the agreement.

Ms. DeGroot said that Parks & Recreation was presenting Lacrosse fields and items that would get heavy use and create an impact. She said that she did not think that people wanted those types of things up there.

▪ **Plants Dam Road Report - Samuel Smith House – Jean DeGroot**

Ms. DeGroot said that as a former History teacher that she finds that this house covers three periods in history – the 1600's, 1700's and 1800's and is a real treasure. She said that she thought that they should endorse the purchase of this property as it would be a shame to see it go and it is important to the water supply.

Mr. Schuch asked if they should make a motion to show their support.

Mr. Goeschel updated that the First Selectman and Town Attorney were authorized to work on the negotiation of a price with the owners and that now is not the time for them to be discussing this or predisposing themselves on this item. They will eventually see it as a Municipal Referral when and if things move to that stage.

ADJOURNMENT

****MOTION (4)**

Mr. Schuch moved to adjourn this Regular Meeting of the East Lyme Planning Commission at 8:10 PM.

Ms. Bengtson seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary