

EAST LYME PLANNING COMMISSION
WORKSHOP MEETING
Tuesday, MAY 17th, 2011
MINUTES

FILED IN EAST LYME TOWN
CLERK'S OFFICE

May 20 20 11 at 10 AM
PM

Ethel B. Williams

EAST LYME TOWN CLERK

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

ALSO PRESENT: Gary Goeschel, Planning Director
Jack Hogan, Ex-Officio, Board of Selectmen

ABSENT: George McPherson, Secretary, Joan Bengtson

Chairman Bowers called this Workshop Meeting of the Planning Commission to order at 7:10 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 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. Approval of Minutes – Regular Meeting Minutes of May 3, 2011

Mr. Bowers called for any discussion or corrections to the Planning Commission Regular Meeting Minutes of May 3, 2011.

****MOTION (1)**

Mr. Schuch moved to approve the Planning Commission Regular Meeting Minutes of May 3, 2011 as presented.

Mr. Balantic seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

IV. Pending Applications

There were none.

V. Current Subdivision Approval/Construction Reports

There were none.

VI. Zoning Referrals (CGS 8-3a)

1. Application of the Town of East Lyme to amend the East Lyme Zoning Regulations, Section 15 for compliance with 44 CFR 60.3 and new State requirements for floodplains

Mr. Goeschel explained that these changes are also in conjunction with the new FEMA flood maps that are to become effective July 18, 2011.

Mr. Bowers said that it is for them to find the changes consistent or inconsistent with the Plan of Conservation and Development.

Mr. Balantic said that he had thought that there would be something about impervious surfaces and construction.

Mr. Goeschel said that it would be more the EPA that would comment on those aspects.

****MOTION (2)**

Ms. Schwartz moved to find the Application of the Town of East Lyme to amend the East Lyme Zoning Regulations, Section 15 for compliance with 44 CFR 60.3 and new State requirements for floodplains CONSISTENT with the goals of the Plan of Conservation and Development.

Mr. Schuch seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

VII. 8-24 Referrals (Municipal Improvements)

There were none.

VIII. New Business

There was none.

IX. Old Business

1. POCD Chapter 4 – Economic Development and Chapter 8: Circulation and Transportation

Mr. Goeschel said that they have some comments from the Economic Development Commission noted in the side margins of Chapter 4. Some are from Mr. Shapiro, some from Mr. Zoller who was part of one of the very early review subcommittees for the POCD update and some are from a person who is new to the Economic Development Commission.

Mr. Bowers said that he is glad to see a railroad stop mentioned in this although he has not heard anything about a potential stop here in East Lyme.

Mr. Goeschel said that the First Selectman had sent correspondence to the former Governor about having a railroad stop here in East Lyme.

The consensus of the Commissioners was that the newly noted comments were not really relevant to what they were working with and were more personal in nature.

Mr. Bowers said that he has some comments that he would like Mr. Goeschel to review and that he also has rearranged some of the areas so that they will flow better as the information seems to be disjointed. He provided Mr. Goeschel with a copy of his recommendations.

Mr. Goeschel said that he had added Economic Gardening to this. This concept that he has been working on would provide the Economic Development Commission with staff through the Planning Department to help grow small businesses. He said that he knows of professionals who can help with this and who hopefully will be able to be engaged as this moves forward. He suggested that they review this and try to wrap this section up for the June 7, 2011 Regular Meeting and then begin working on Chapter 8 – Circulation and Transportation. He asked that they have their comments to him by May 27, 2011.

He asked if they would like to put together a number of sections before going to Public Hearing as that would help with the advertising costs.

The consensus of the Commissioners was to put a number of updated sections together first.

X. Reports

1. Chairman

Mr. Bowers noted that Mr. Bohmbach has requested that as he is an Alternate that if he is needed to fill in that he be notified to attend as he has a number of obligations that have made demands on his time.

2. Zoning Representative

There was no report.

3. Regional Planning Commission Representative

This group only meets once per year.

4. Subcommittees

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

Ms. Schwartz and Mr. Goeschel said that they have not had another meeting.

Ms. Schwartz said that she attended the Saturday Land Use Academy in Storrs and that most of it she had heard before.

▪ **Village Center Master Plan Subcommittee**

Mr. Schuch said that they have not had a meeting.

5. Ex-Officio – Jack Hogan

Mr. Hogan reported that the Scenic Road change is coming up on the Board of Selectman's agenda the following evening. The referendum on the budget is this coming Thursday and the taxes could be going down a small amount. He urged people to go out and vote.

6. Staff/Communications

Mr. Goeschel said that he attended a CT Main Street seminar on funding in New Haven recently. They presented special taxing districts as a tool for funding. A downtown district would set up a special taxing district to fund various items and 51% of the people there would have to approve it before it could go into effect. He said that it was an interesting concept.

ADJOURNMENT

****MOTION (3)**

Mr. Schuch moved to adjourn this Workshop Meeting of the East Lyme Planning Commission at 7:50 PM.

Mr. Bohmbach seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

