

**EAST LYME PLANNING COMMISSION
PUBLIC HEARING I
Tuesday, DECEMBER 6th, 2011
MINUTES**

The East Lyme Planning Commission held a Public Hearing on the Application of Jim Bernardo, LS for Pazz & Construction, LLC for a five lot re-subdivision of 2.49 acres of property located at 49 Fairhaven Road aka/Fairhaven Farms Re-subdivision, Assessor's Map 08.1, Lot 92 on December 6, 2011 at Town Hall, 108 Pennsylvania Ave., Niantic, CT. Chairman Bowers opened the Public Hearing and called it to order at 7:02 PM.

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

ALSO PRESENT: Gary Goeschel, Planning Director
Mark Nickerson, Acting Ex-Officio, Board of Selectmen
Frank Balantic, Ernest Covino, Francine Schwartz

ABSENT: No One

Pledge of Allegiance

The Pledge was observed.

Public Hearing I

1. Application of Jim Bernardo, LS for Pazz & Construction, LLC for a five lot re-subdivision of 2.49 acres of property located at 49 Fairhaven Road aka/Fairhaven Farms Re-subdivision, Assessor's Map 08.1, Lot 92.

Mr. Bowers noted that the Public Hearing Notice was published in The Day on 11/24/2011 and 12/2/2011.

Mr. Bowers then called for the applicant or his representative to present this application.

Mr. Goeschel said that he had received a letter from the applicants' Attorney to open and continue this Public Hearing until after January 4, 2012 if possible as they had received comments from the Ledge Light Health District that will require additional site testing to confirm site suitability and it may involve modifications to the subdivision plan. He said that Attorney Harris was present to explain this.

Attorney Harris said that the letter also grants the applicants consent to an extension of time within which to close the public hearing as may be required to accommodate a future public hearing night. He explained that he will be travelling and is not scheduled to be back until January 4, 2012 and asked for consideration of another meeting date than the January 3, 2012 date.

Mr. Bowers said that he would prefer to keep the meeting date on January 3, 2012 as they are in the winter months and could have to reschedule should there be bad weather.

Attorney Harris said that he would make arrangements to be back in time to represent his client.

Mr. Bowers said that he would take public comments as the hearing has been opened.

Merrill Mazzella, 5 Gada Road said that she has concerns about this as it is farmland and the area is very quiet and it does not seem to be able to suit so many homes. Further, it would change the whole face of the neighborhood. Five homes does not seem to fit here and she said that she does not want her home value to change as this is not an area of Niantic that has subdivisions.

John Harley, 55 Fairhaven Road said that Pazz Construction has a 100,000 sq. ft. lot that he wants to cut into five pieces and that he also has a delay over Ledge Light concerns regarding septic. The area does not have city water or sewer. He said that he also agrees with the concerns that Ms. Mazzella has brought

forward. There is a common concern among the neighbors regarding how the value of all of our homes will be affected.

Glen Teague, 53 Fairhaven Road said that he supports the previous two peoples' statements and does not feel that rules should be changed for this. This is a small neighborhood.

Ron Dinoto, 4 Gada Road said that he has lived here for many years and he does not see how five houses can be put on 2.49 acres of land with 5 septic systems and 5 wells. There is not enough room for all of that.

Mr. Bowers said that they would continue this Public Hearing to the January 3, 2012 meeting of the Commission at 7 PM.

This Public Hearing was adjourned at 7:24 PM and continued to January 3, 2012 at 7 PM.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary