

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

The East Lyme Planning Commission held a Public Hearing on the Application of Fred Finn Jr., LS for Patrick Quinn, Owner for a subdivision of 2.96 acres of property located at 285 Chesterfield Road, Assessor's Map 44.0, Lot 13 on December 6, 2011 at Town Hall, 108 Pennsylvania Ave., Niantic, CT. Chairman Bowers opened the Public Hearing and called it to order at 7:25 PM after the previously scheduled Public Hearing.

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 previously observed.

Public Hearing II

1. Application of Fred Finn Jr., LS for Patrick Quinn, Owner for a subdivision of 2.96 acres of property located at 285 Chesterfield Road, Assessor's Map 44.0, Lot 13.

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.

Fred Finn, Land Surveyor said that he is representing Mr. Quinn. This is for a 2-lot subdivision at 285 Chesterfield Road south of the campground and east of Hidden Acres. There is an existing house and out structure which will remain. Lot 1 is 1.24 acres and has been tested and approved by Ledge Light. It has underground utilities and perk tests have been completed. There are no landmark trees or unique or scenic features to this property and it is in a non-sensitive area. He said that this application is also going before the Inland Wetlands Agency at a Public Hearing scheduled for December 12, 2011. That would mean that this public hearing would have to be continued to wait to hear from them.

Ms. Bengtson asked if this property was flooded over from Latimer Brook when it flooded some years ago. Mr. Finn said no – as this is at elevation 90 which is quite high – the other lower areas may have flooded at that time.

Ms. Bengtson asked about the driveway and where it would come out.

Mr. Finn said that it would be exiting to Chesterfield Road near the area where the gate is in the stone wall. It would be a driveway for the one house only.

Ms. Bengtson asked what type of driveway it would be.

Mr. Finn said that it would have a paved apron, beyond that he could not say at this time. He noted that they had also considered passive solar for this project.

Mr. Goeschel noted the Exhibit List and memo from Mr. Scheer, Town Engineer suggesting the granting of the waiver of the storm water regulations that is being requested. He added that there is a letter from Ledge Light indicating that both lots are suitable for sub-surface sewerage disposal and that water is available.

Mr. Finn noted the bond for improvements and that Mr. Quinn had asked that any bonding for the rain garden and storm water be held off pending other approvals and because he is offering the property up for sale and not building on it himself.

Mr. Bowers said that Mr. Scheer had recommended a \$4000 bond.

Mr. Goeschel said that they can work that out before the next meeting pending the Inland Wetlands Agency result.

Mr. Bowers asked about drywell and storm water mitigation.

Mr. Finn said that the water coming off the roof leaders is not considered dirty water.

Ms. DeGrooth asked if the swale would hold up over time and continue to work.

Mr. Finn said that it would and that it would have to be mowed.

Mr. Goeschel asked that he add detail to the plan on the swale construction.

Mr. Finn said that he would do so.

Mr. Bowers called for anyone from the public who wished to comment on this application.

Hearing no one –

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

This Public Hearing was adjourned at 7:44 PM and continued to January 3, 2012.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary