

EAST LYME PLANNING COMMISSION

East Lyme Town Hall
108 Pennsylvania Avenue
East Lyme, Connecticut

Chairman Brian Schuch
Secretary Frank Balantic

FILED IN EAST LYME
CONNECTICUT
NOV 25, 2014 AT 11:50 AM PM
EAST LYME TOWN CLERK

Tuesday, December 2, 2014

AGENDA

Immediately Following the previously scheduled
Public Hearing that is scheduled to commence at 7:00pm
Upper Meeting Room

CALL TO ORDER

- I 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 and in-house proposals or general topics of discussion 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.*
- II APPROVAL OF MINUTES**
- A** October 21, 2014 Minutes
- III SUBDIVISIONS AND RESUBDIVISIONS**
- A** **26 Industrial Park Road;** J. Robert Pfanner, Applicant for Bertil Olsson, Owner, for a 2 lot Re-subdivision of property located at 26 Industrial Park Road.
- B** **Hathaway Farms Resubdivision Status and Bond;** Cove Landing Associates, LLC (aka Upper Pattagansett #2) an 18 Lot Resubdivision of property located at Upper Pattagansett Road and Hathaway Road.
- C** **Orchards at East Lyme Development, Inc. successor to Orchard Woods at East Lyme, LLC;** Declaration of Restrictions and Covenants Regarding the Sale or Transfer of Subdivision Lots.
- IV ZONING REFERRALS (CGS 8-3a)** - *Proposed changes in zoning regulations or boundaries shall be referred to the planning commission for a report that shall contain the findings of the planning commission on consistency of a proposed regulation or boundaries changes with the Plan of Development and any other recommendations the Planning Commission deems relevant. Failure of the Planning Commission to report prior to or at the hearing shall be taken as approval of such proposals. The report of the Planning Commission regarding such proposal shall include the reasons for the commission's vote and shall be incorporated into the records of any public hearing held thereon by the Zoning Commission. A proposal disapproved by the Planning Commission may be adopted by the Zoning Commission by a vote of not less than two-thirds of all the members of the Zoning Commission.- None*

V 8-24 REFERRALS - *No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefore shall be recorded and transmitted to the legislative body of the municipality. - None*

VI OTHER BUSINESS

A New Business - None

B Old Business - None

VII REPORTS

A Chairman

B Ex-Officio - Rose Ann Hardy

C Zoning Representative

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| Schuch | 10/16/14 |
| Schwartz | 11/6/14 |
| Balantic | 11/20/14 |
| Bengtson | 12/4/14 |

D Regional Planning Representative - Brian Schuch

E Sub-Committees

- a. Sustainable Development and Climate Adaptation Subcommittee (F. Schwartz, Staff: G. Goeschel)
- b. Subdivision Regulations Bonding Review Subcommittee (B. Schuch, J. Bengtson, Staff: G. Goeschel)

F Staff/Communications

- a. Staff Report

G Election of Officers

- a. Chairman
- b. Secretary

H Appointments

- a. Regional Planning Representative
- b. Sustainable Development and Climate Adaptation Subcommittee
- c. Subdivision Regulations Bonding Review Subcommittee

ADJOURNMENT