

**EAST LYME PLANNING COMMISSION
PUBLIC HEARING I
Tuesday, AUGUST 7th, 2012
MINUTES**

FILED IN EAST LYME

August 13 2012 AT 10 A M

Brooke D. Brown ATC
EAST LYME TOWN CLERK

The East Lyme Planning Commission held a Public Hearing on the Application of Dorothy Silva for a two-lot re-subdivision of 1.32 acres of property located at 28 & 30 Attawan Road and waivers of Sections 4-2-3(A)1, Section 6-8-1 through 6-8-6, Section 6-12 and Section 7 specifically Section 7-2; property is further identified on Assessor's Map 08.3, Lot 26 & 27, Niantic, CT; on August 7, 2012 at Town Hall, 108 Pennsylvania Ave., Niantic, CT. Chairman Bowers opened the Public Hearing and called it to order at 7:07 PM.

PRESENT: Mike Bowers, Chairman, Brian Schuch, Secretary, Joan Bengtson, Ernest Covino, Alternate

ALSO PRESENT: Fred Finn, LS Representing the Applicant
Holly Cheeseman, Ex-Officio, Board of Selectmen
Gary Goeschel, Planning Director

ABSENT: Jean DeGrooth, Rita Palazzo, Carolyn Nee, Frank Balantic, Alternate,
Francine Schwartz, Alternate

Pledge of Allegiance

The Pledge was observed.

Public Hearing I

- 1. Application of Dorothy Silva for a two-lot re-subdivision of 1.32 acres of property located at 28 & 30 Attawan Road and waivers of Sections 4-2-3(A)1, Section 6-8-1 through 6-8-6, Section 6-12 and Section 7 specifically Section 7-2; property is further identified on Assessor's Map 08.3, Lot 26 & 27, Niantic, CT.**

Mr. Bowers noted that the Public Hearing notice was published in the New London Day on July 26, 2012 and August 3, 2012. He noted that he had seated Mr. Covino, Alternate at the table this evening. He then asked Mr. Goeschel if he had anything to add.

Mr. Goeschel said that he had received information from staff which is included in the Exhibits, stating that there would be no adverse impact in the correction of these records to reflect that the two houses were built in the 1960's. Further this had come before the Inland Wetlands Agency and they determined that there were no wetland issues and that this could move forward. Mr. Scheer the Town Engineer also did not find that this would change anything with regard to the form or function of the land and also stated that the applicant has met all of the exemption requirements as stated in Section 6-8-7 and recommends that an exemption for 6-8-1 through 6-8-6 be granted. The both properties are also served by public water and sewer.

Mr. Bowers asked if it would be safe to say that this whole process is effectively cleaning up the Town records from the past – 1964.

Mr. Goeschel said yes and indicated that he had spoken with the Assessor and that the lots were indicated as building lots. He added that it was his and Mr. Scheer's opinion that as they were going to subdivide for purposes of the record that there is really nothing here for storm water management.

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

Fred Finn, LS, representing the applicant said that this really is straight forward and that Mr. Goeschel had touched on his presentation. He noted that #28 which is Assessor's lot 26 contains a single family home that was built in 1964 and is presently served by municipal water and on-site septic however a sewer connection is shown on the East Lyme Sewer as-built plans and the parcel plans to tie into the municipal sewer in the near future. An application was made to the Inland Wetland Agency as this lot abuts Davis

Pond and the Agency found that the proposed re-subdivision was a permitted non-regulated activity. The proposed lots comply with the requirements of the R-12 zone as shown on the zoning compliance chart found on the re-subdivision plan. No new improvements or activity is proposed for either lot. It further meets the request for waivers and should be noted that no new improvements or activity are proposed for this re-subdivision. He said that he has surveyed the property and also had the State Archaeologist review this. Mr. Bellantoni, State Archaeologist sent a letter stating that there is no known archaeological site in the project area. The property also has been for residential home use only and no pesticides were found there.

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

Hearing no one –

Mr. Bowers asked if there were any other questions –

Hearing none –

Mr. Bowers asked if they were ready to close this Public Hearing –

****MOTION (1)**

Mr. Schuch moved that this Public Hearing be closed.

Ms. Bengtson seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

Mr. Bowers closed this Public Hearing at 7:30 PM.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary