

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
Jan 29, 2015 AT 2:25 AM (PM)
Kathleen Galbo, AR
EAST LYME TOWN CLERK

Tuesday, February 3, 2015

AGENDA

7:00pm

Upper Meeting Room

CALL TO ORDER

PLEDGE OF ALLEGIANCE

- 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. January 20, 2015 Special Meeting Minutes
- III SUBDIVISIONS AND RESUBDIVISIONS**
- A. **Nottingham Hills Subdivision, Jeffery A. Torrance on behalf of Niantic Real Estate, LLC;** Request for the Release of the Erosion and Sedimentation Bond in the amount of \$10,000.00 provided as part of Phase IIA.
- 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.*
- A. **Application of Pauline L. Lord;** proposal to amend the East Lyme Zoning Regulations Section 1, 4 and 25.5 to allow a retreat/event center, ancillary to an agricultural use, in the RU-40 district. (*Public Hearing scheduled for 2/5/15*)

V OLD BUSINESS

A. Liaison to Zoning Commission Schedule

VI REPORTS

A. Chairman

B. Ex-Officio - Rose Ann Hardy

C. Zoning Representative-(Whomever Attended the Jan. 22, 2015 Meeting)

Next Meeting Feb 5, 2015

D. Sub-Committees

- a. Sustainable Development and Climate Adaptation Subcommittee (F. Schwartz, Staff: G. Goeschel)

Last met on December 19, 2014, meeting again in February or March 2015 for a public workshop.

- b. Subdivision Regulations Bonding Review Subcommittee (B. Schuch, J. Bengtson, Staff: G. Goeschel)

Last met November 20, 2014, next meeting on February 19, 2015.

E. Staff/Communications

ADJOURNMENT