

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
May 12, 2015 AT 2:30 AM (PM)
Frank Balantic
EAST LYME TOWN CLERK

Tuesday, May 19, 2015

AGENDA

Immediately Following the previously scheduled
Public Hearing that is scheduled to commence at 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. May 5, 2015 Meeting Minutes
- III SUBDIVISIONS AND RESUBDIVISIONS**
- 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. **Petition of Timothy S. Hollister for Landmark Development Group, LLC and Jarvis of Cheshire, LLC;** to rezone 123.02 acres from RU-120, its existing zoning designation, to Affordable Housing District and for approval of a Preliminary Site Plan which proposes open space of 87 acres for property identified in the application as Calkins Road, East Lyme. (*Zoning Public Hearing May 21, 2015*)
- B. **Application of Todd Sakowski, to amend the East Lyme Zoning Regulations, Sections 1.79, 9.2.10, 20.20.8 and 25.5** to permit the operation of a taproom brewery. (*Zoning Public Hearing June 4, 2015*).

V 8-24 REFFERALS

- A. Request of the Town of East Lyme,** Verizon Wireless proposed lessee panels on an existing rooftop lattice guy tower located at the Niantic Fire Department, 8 Grand Street, Niantic, CT.

VI OLD BUSINESS

- A. Application of Roger Dawson of 1314 East Las Olas Blvd. Fort Lauderdale Fl., 33301, Applicant/ Owner;** Application for a 1-Lot Resubdivision of approximately 3.97-acres Zoned RU-80 at 21 Upper Walnut Hill Road, East Lyme, Assessor's Map# 54, Lot# 13 and associated Waiver Request of the open space requirements under Section 7 of the East Lyme Subdivision Regulations. (*Public Hearing Scheduled for May 19, 2015*)

VII NEW BUSINESS

VIII REPORTS

- A. Chairman**
- B. Ex-Officio - Rose Ann Hardy**
- C. Zoning Representative-**(4/16/15 – Schuch, 5/7/15 – Schwartz, 5/21/15 – Balantic, 6/4/15 - Bengtson)
- D. Sub-Committees**
- a. Sustainable Development and Climate Adaptation Subcommittee (F. Schwartz, Staff: G. Goeschel) *Last met on December 19, 2014, Workshop Tentatively scheduled for late May.*
- b. Subdivision Regulations Bonding Review Subcommittee (B. Schuch, J. Bengtson, Staff: G. Goeschel) *Last met November 20, 2014, TBD.*

E. Staff/Communications

ADJOURNMENT