

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
January 20 2015 AT 2:45 AM/PM
Valerie J. Balantic
EAST LYME TOWN CLERK

Tuesday, January 20, 2015
AMENDED SPECIAL MEETING 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. December 2, 2014 Public Hearing and Regular Meeting Minutes
 - B. December 16, 2014 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. **East Lyme Zoning Commission;** proposal to amend the East Lyme Zoning Regulations Sections 1 through 33, Index, Appendices and Revision Record for miscellaneous housekeeping items and re-numbering. (*Public Hearing scheduled for 2/5/15*)
 - B. **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 NEW BUSINESS

- A. FY 15/16 Budget**
- B. Liaison to Zoning Commission Schedule**

VI REPORTS

- A. Chairman**
- B. Ex-Officio - Rose Ann Hardy**
- C. Zoning Representative**
- D. 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)
- E. Staff/Communications**

ADJOURNMENT