

**EAST LYME PLANNING COMMISSION
PUBLIC HEARING II
Tuesday, JANUARY 3rd, 2012
MINUTES**

The East Lyme Planning Commission held a Public Hearing on the Application of Fred Finn Jr., LS for Patrick Quinn, Owner for a subdivision of 2.96 acres of property located at 285 Chesterfield Road, Assessor's Map 44.0, Lot 13 on January 3, 2012 at Town Hall, 108 Pennsylvania Ave., Niantic, CT. Chairman Bowers opened the continued Public Hearing and called it to order at 8:21 PM after the previously scheduled Public Hearing.

PRESENT: Mike Bowers, Chairman, Brian Schuch, Secretary, Joan Bengtson, Jean DeGrowth, Carolyn Nee, Rita Palazzo, Alternate

ALSO PRESENT: Fred Finn, LS Representing the Applicant
Gary Goeschel, Planning Director
Holly Cheeseman Ex-Officio, Board of Selectmen
Frank Balantic, Alternate, Ernest Covino, Alternate,
Francine Schwartz, Alternate

ABSENT: No One

Pledge of Allegiance

The Pledge was previously observed.

Public Hearing II

- 1. Application of Fred Finn Jr., LS for Patrick Quinn, Owner for a subdivision of 2.96 acres of property located at 285 Chesterfield Road, Assessor's Map 44.0, Lot 13.**

Mr. Bowers noted that they had continued this Public Hearing and called upon the applicant's representative to present any further information.

Fred Finn, Land Surveyor, 15 Colton Road place of business said that he is representing Mr. Quinn and that they had continued this Public Hearing as they were waiting for action on it from the Inland Wetlands Agency. Mr. Goeschel has the approval from the Inland Wetlands Agency.

Mr. Goeschel noted that **Exhibit O** is the approval and that he also added **Exhibit P** to the listing as that is a letter from him to Mr. Quinn stating that the Inland Wetlands Agency has approved his application and has noted that any changes to the plan would require that they would have to go back before the agency with the changes. **Exhibit Q** is the revised site plan from the last meeting – it is dated 1/3/2012 and depicts the swale as was requested. **Exhibit K** is a memo from Mr. Calkins of Ledge Light Health District noting that both lots are suitable for septic in their current condition. They are proposing a rain garden and drainage swale with drywell to collect run-off. This has been reviewed by the Town Engineer and he has suggested a \$4000 bond for the grass swale and rain garden with a deed restriction to make sure that it will be maintained.

Mr. Finn said that the applicant will not be the person developing the property and that he will put it up for sale. He requested that the bond be placed at the time that someone actually comes in to build on the lot so the future owner would be the one to bond it. He said that he would put in a proviso that at the time it is sold that the person purchasing the property and building on it would have to post the bond.

Mr. Bowers asked Mr. Goeschel if the Town Engineer felt it was okay to waive the storm water regulations as requested.

Mr. Goeschel said that Mr. Scheer had provided a memo stating that he felt that the requirements for the waiver had been met. He noted that the sections as published were correctly stated and that the correct sections had been reviewed.

FILED Jan 9, 2012
AT 1:40 PM.
J. Blair
TOWN CLERK

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 called for a motion to close this Public Hearing.

****MOTION (1)**

Mr. Schuch moved that this Public Hearing be closed.

Ms. Palazzo seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

This Public Hearing was closed at 8:38 PM.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary