

Planning Commission Meeting Minutes

Tuesday May 5, 2015

Present: Frank Balantic, Secretary, Ernie Covino, Rita Palazzo, Brian Schuch, Chairman, Joan Bengtson, Michael Hess, Alternate *(Sat as Regular Member.)

Also Present: Gary Goeschel, Planning Director, Shawn Singer, Zoning Liaison to Planning

Absent: Francine Schwartz, John Birmingham, Alternate, Anne Thurlow, Alternate, Rose Ann Hardy, Ex-Officio

Mr. Schuch called this Regular Meeting of the Planning Commission to order at 7:04 pm.

Pledge of Allegiance

The Pledge was observed.

FILED IN EAST LYME
CONNECTICUT
MAY 15 2015 AT 1:55 AM
EAST LYME TOWN CLERK

The Commission sat Alternate Michael Hess as a regular member for the duration of the meeting.

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 (Item VI) and in-house proposals or general topics of discussion (Item VII) 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.

There were none.

II. Approval of Minutes

A. April 21, 2015 Meeting Minutes

- ****Motion (1)**

Ms. Bengtson moved to approve the Special Meeting Minutes of April 21, 2015.

Mr. Covino seconded the motion.

Vote: 6-0-0. Motion passed.

III. Subdivisions and Resubdivisions

There were none.

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 boundary 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 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.

Mr. Schuch recapped the discussion that occurred regarding this application at the last Planning Commission meeting. At that meeting, Mr. Goeschel furnished a memo which cites the areas he sees as consistent and inconsistent with the POCD. The Zoning Hearing for this Application will occur on May 21st, 2015.

Mr. Goeschel reminded the Commission that the Town has entered into a contract with its own Traffic Engineer to peer review the applicant's submitted traffic report. Mr. Schuch said that with respect to the timeline, he would like to issue the Commission's report after they have reviewed that report. The Commission meets again in two weeks, during which time the report can be reviewed.

Mr. Goeschel showed the Commission a digitized overlay map of the site plan to provide a better context of where this application would be located, and how it will look. Mr. Covino added that this plan does not preclude the applicant from building out further, at a later date. Mr. Goeschel pointed out other areas which are developable and currently proposed as open space.

Ms. Bengtson asked if the parking lot faces the river and Mr. Goeschel responded that it does.

Ms. Palazzo questioned whether it is known if fire hydrants are planned and if the number of units require hydrants to be mandatory. Mr. Goeschel compared the application to Gateway stating that he would suspect that the installation of sprinklers would be required. Mr. Goeschel further explained that such detail might come with a final site plan approval; this is for preliminary approval, to see if such an application is even possible.

Mr. Schuch and Mr. Goeschel discussed the affordable housing study that was completed several years ago. Mr. Goeschel brought a hard copy of the housing incentive study for the Commission's perusal.

The Commission tabled this matter until the next regularly scheduled meeting.

- 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).**

Mr. Goeschel observed that we have time to review this topic. It's a text amendment referral for the CB district.

The Commission discussed what is meant by a "brewery" and Mr. Covino explained that it is a twofold business; Beer is made and sold on site as well as shipped out. Mr. Goeschel said that a minimum of 50% produced would be sold on site.

Mr. Schuch suggested that the Commission review the material so that they could delve into this referral at the next meeting. Mr. Goeschel said that it is important to note the absence of food from the potential brewery; East Lyme maintains that we have no bars, we have restaurants that serve alcohol.

The Commission tabled the referral until the next regularly scheduled meeting.

V. 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.)**

Mr. Goeschel stated that they are creating an additional lot and to split again constitutes a subdivision which requires a public hearing. The lot is RU-80 zoned and not a request for a zone change. The public hearing will begin on May 19, 2015.

VI. Reports

A. Chairman

Mr. Schuch said that it is great that our former intern Ethan has maintained his relationship with Mr. Goeschel, which afforded us the digitized map overlay this evening. He expressed the Commission's gratitude for the work Ethan once again completed, free of charge.

Mr. Schuch added that he would still like to have the screen on the left wall rather than directly behind the Commission members. Mr. Goeschel said that we have a screen and are hoping to purchase a device that would allow the existing projector to swivel.

B. Ex-Officio- Rose Ann Hardy

Ms. Hardy was not in attendance.

C. Zoning Representative

Ms. Palazzo attended the May 7, 2015 zoning meeting and she detailed the various renewals for outside dining that were approved by the Commission. She also detailed the medical building that will be built by Bob's on Industrial Park Road.

D. Sub-Committees

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

Mr. Goeschel said they are still planning on meeting in late May.

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

Nothing to report. Mr. O'Connell has been very busy.

E. Staff/Communications

Mr. Goeschel said that they are shooting for May 27th, for the JLUS kickoff meeting. This is dependent on whether Mr. Nickerson is authorized to sign the contract at the Board of Selectmen meeting Wednesday night. It will be a comprehensive 18 month study with a budget of \$149,050 concentrating on Lyme, Old Lyme and East Lyme. Time and research will determine whether Waterford will be affected. Mr. Goeschel stated that he will be sending out formal invites and that they are hoping to have three public workshops.

Mr. Goeschel noted the Salt Marsh Advance Assessment has been completed for our area as well as several surrounding communities. He will forward the links of the maps for the Commission's perusal.

ADJOURNMENT

- ****Motion (2)**

Ms. Palazzo moved to adjourn the Planning Commission Meeting at 8:01 pm.

Ms. Bengtson seconded the motion.

Vote: 6-0-0. Motion passed.

Respectfully Submitted,



Brooke D. Stevens,
Recording Secretary