

# EAST LYME PLANNING COMMISSION

MEETING OF TUESDAY, OCTOBER 2, 2012  
East Lyme Town Hall, 108 Pennsylvania Avenue,  
East Lyme, Connecticut  
Upper Meeting Room  
7:00 P.M

## AGENDA

Brian Schuch, Acting Chairman

FILED Sept 25, 2012  
AT 1:50 PM

Lesley Ablais  
TOWN CLERK

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### I. ADDITIONS TO THE AGENDA

II. 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.*

### III. APPROVAL OF MINUTES

- A. Minutes of September 4, 2012 Regular Meeting
- B. Minutes of September 18, 2012 Workshop Meeting

### IV. PUBLIC HEARING - None

### V. PENDING APPLICATIONS - None

### VI. CURRENT SUBDIVISIONS / CONSTRUCTION REPORTS -

### VII. MUNICIPAL IMPROVEMENT REFERRALS (CGS 8-24) - None

### VIII. ZONING REFERRAL -

- A. **Town of East Lyme Zoning Commission:** Application to amend the East Lyme Zoning regulations to remove Section 13, Aquifer and Primary Recharge District and Secondary Recharge District, and Section 30, Aquifer Protection Districts, and a request for a zone change to remove/delete the Aquifer Protection Zones from the East Lyme Zoning Map due to new approvals as required by the State of Connecticut.
- B. **Landmark Development Group, LLC;** Remediation of Appeal from Superior Court for the Application of Landmark Development Group, LLC to amend the East Lyme Zoning regulations Section 32, Affordable Housing District. This

application was previously referred for comment and as part of the remand from the Superior Court has been sent back to the Zoning Commission for adoption of the proposed text amendment as evidenced by the enclosed draft. The Zoning Commission has scheduled a public hearing for October 18, 2012.

- C. **JAG Capital Drive, LLC**; Application of Theodore A Harris, agent for JAG Capital Drive, LLC to rezone from its existing zoning designation (Light Industrial) to Affordable Housing District for property identified in the application as West Main Street/Capital Drive, Assessor's Map 09.0, Lot 19. The zone change is part of an application by JAG Capital Drive, LLC for approval of an affordable housing development and site plan to construct sixty-nine units (69) on property at the subject property. The Zoning Commission has scheduled a public hearing on this application for November 1, 2012.

**IX. OTHER BUSINESS**

**A. New Business –**

- i. Commission Alternate Vacancies/Appointments

**B. Old Business**

- i. POCD Discussion on updates

**X. REPORTS**

**A. Chairman**

**B. Ex-Officio**

**C. Zoning Representative**

**D. Regional Planning Liaison**

**E. Sub-Committees**

- i. Sustainable Development and Climate Adaptation Subcommittee

- ii. POCD Chapter 4 – Economic Development Subcommittee

**F. Staff/Communications**

**ADJOURNMENT**