

# 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  
8/26 2015 AT 10:00 (AM) PM  
*Cesleya Blair*  
EAST LYME TOWN CLERK

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Tuesday, September 1, 2015

## AGENDA

Immediately Following the previously scheduled  
Public Hearing that is scheduled to commence at 7:00pm  
Upper Meeting Room

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### 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. **August 4, 2015 Public Hearing Meeting Minutes**
  - B. **August 4, 2015 Regular Meeting Minutes**
  
- III **SUBDIVISIONS AND RESUBDIVISIONS**
  - A. **Application of Roger Dawson of 1314 East Las Olas Blvd. Fort Lauderdale FL, 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 Opened July 7, 2015; Must Close by August 11, 2015*)
  
  - A. **Application of Wayne & Patricia Fraser of 22 Gurley Road, East Lyme, CT Applicant/ Owner;** Application for a 1-Lot Resubdivision of approximately 3.0-acres Zoned R-10 at 22 Gurley Road, East Lyme, Assessor's Map# 37.0, Lot# 20 and Waiver Request from Sec. 4-2-3 B, Sec. 4-2-3 J, and Sec. 6-8 of the East Lyme Subdivision Regulations.
  
  - B. **Nottingham Hills Subdivision Status**

**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. Application of Theodore A. Harris for GDEL Residential B, LLC;** Application for a text amendment to the East Lyme Zoning Regulations Section 11.A.9.2.2 (C) to increase the number of units from 280 to 400.
- B. Application of Theodore A. Harris;** Application for a text amendment to the East Lyme Zoning Regulations for a proposed brew pub regulation in LI Zone.

**V 8-24 REFFERALS**

- A. Proposed Salt Shed & Public Works Fueling Facility;** Review of construction of a new 82' diameter salt shed dome and construction of a new gasoline and diesel fueling station located at 8 Capitol Drive, Niantic, Connecticut.
- B. Proposed Sewer Extension Village Crossing, Park Place;** Review of municipal sewer system extension to the proposed Village Crossing Development on Park Place, Niantic, Connecticut.

**VI OLD BUSINESS**

- A. Plan of Conservation and Development (POCD)**

**VII NEW BUSINESS**

- A. East Lyme Subdivision Regulation Proposed Changes - Section 9 - Assurances for Completion and Maintenance of Improvements**

**VIII REPORTS**

- A. Chairman**
- B. Ex-Officio - Rose Ann Hardy**
- C. Zoning Representative-(7/9/15 – Covino, 8/6/15-Hess, 9/3/15 – Palazzo, 9/17/15 - Thurlow)**
- 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 June/July.**
- E. Staff/Communications**

**ADJOURNMENT**