

**EAST LYME PLANNING COMMISSION
WORKSHOP MEETING
Tuesday, SEPTEMBER 18th, 2012
MINUTES**

PRESENT: Brian Schuch, Acting Chairman, Frank Balantic, Ernie Covino, Carolyn Nee, Rita Palazzo, Francine Schwartz, Alternate

FILED Sept 25, 2012
AT 2:00 P.M.

ALSO PRESENT: Gary Goeschel, Planning Director

ABSENT: Joan Bengtson

Lesley A. Blais
TOWN CLERK

Call to Order

Acting Chairman Schuch called this Workshop Meeting of the Planning Commission to order at 7:03 PM. He noted that he had seated Francine Schwartz, Alternate at the table this evening.

Pledge of Allegiance

The Pledge was observed.

I. Additions to the Agenda

Mr. Schuch asked if there were any additions to the agenda.

Mr. Goeschel said no.

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

Mr. Schuch called for Public Delegations.

There were none.

III. Current Subdivision/Construction Reports

1. Bride Brook Estates – Coach Drive, Paddock Road and Groom’s Way – Completion of Public Improvements

Mr. Goeschel explained that the public improvements for these roads have been completed and that they can now be forwarded to the Selectmen with the recommendation for final road acceptance as a Town road.

****MOTION (1)**

Mr. Balantic moved to forward to the Board of Selectmen the recommendation for acceptance as a Town road – Coach Drive, Paddock Road and Groom’s Way in the Bridebrook Knoll Subdivision.

Ms. Palazzo seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

IV. Municipal Improvement Referrals – CGS 8-24

- 1. Referral from the East Lyme Board of Selectmen: Review of the acquisition of 3.11 acres of land located at 82 Plants Dam Road, Assessor's Map #19.0, Lot #36 and 14.5 acres of land abutting 83 Plants Dam Road and located on the north side of Plants Dam Road at the intersection of Plants Dam Road and North Bride Brook, Assessor's Map #19.0, Lot #35.**

After much discussion the Commissioners agreed that this item was consistent with the goals and objectives of the 2009 POCD as amended per the memo provided by Mr. Goeschel with the added provision that the purpose of acquisition is for open space and historic preservation.

****MOTION (2)**

Ms. Palazzo moved that pursuant to Section 8-24 of the General Statutes, the Planning Commission of the Town of East Lyme, exercising its authority and having reviewed the proposal for acquisition of a 3.11-acre parcel located at 82 Plants Dam Road (aka the Samuel Smith House) and an adjacent 14.5-acre parcel of land located on the northwest corner of Plants Dam Road and North Bridebrook Road, East Lyme, Assessor's Map #19, Lot #'s 36 & 35 referenced above to find the proposal CONSISTENT with the 2009 Plan of Conservation & Development as amended, provided the purpose of acquisition is for open space and historic preservation.

Mr. Covino seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

V. Zoning Referral – CGS 8-3a

- 1. 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.**

After much discussion both pro and con of this item, it was decided that they would not act this evening and would seek further information in order to make a more informed decision.

VI. Other Business

Old Business -

✚ Planning Commission Alternate Vacancies

Mr. Schuch noted that they were allowing for the thirty days for interested people to come forward and that they would determine this at their next regular meeting in October.

✚ POCD Updates

- Chapter 2 – Demographics & Development Patterns

Mr. Goeschel noted that there was much discussion on suggested changes via email and that he had provided them with this information. He said that he had provided them with a copy this evening. He added that some of the files are too large to be able to email them. He asked that they continue their review.

- Chapter 4 – Economic Development

This section is still being worked on and a subcommittee is working on a draft for presentation to the Commission.

- Chapter 7 – Circulation & Transportation

Mr. Goeschel said that he would Google copies of these documents to them.

✚ Scenic Road Ordinance

Mr. Schuch asked for comments.

Mark Christensen, 66 Grassy Hill Rd., said that he wanted to speak with respect to the Scenic Road Ordinance as it seems that the ordinance is construed to mean that the Town will take a resident's land.

Mr. Schuch said that the language is what it is and that it had to be locked down in some fashion or another. It also mirrors the State language.

Mr. Christensen also said that the Historic Properties Commission is interested in pursuing scenic roads and that they have developed a flyer on it. Some of the issues are proper notification, the question on State properties and the reach of the Scenic Road designation.

Mr. Schuch said that they were welcome to work on their flyer and to present it to this Commission for review. They are also welcome to submit an application for a scenic road.

Mr. Balantic said that he had provided everyone with his suggested changes to have the Ordinance read better and be more understandable.

✚ **Sustainable Development & Climate Adaptation Subcommittee**
- **Sustainable Energy and Efficiency Report**

Mr. Goeschel presented the Commission with a copy of a report done by Lily Fryburg for review.

✚ **New Business - None**

VII. Reports

✚ **Chairman**

There were no comments.

✚ **Ex-Officio**

There were no comments.

✚ **Zoning Meeting Liaison – Brian Schuch**

Mr. Schuch reported that the Landmark application was on remand from the Courts and under review and discussion.

✚ **Staff/Communications**

There were no comments.

ADJOURNMENT

****MOTION (4)**

Mr. Covino moved to adjourn this Workshop Meeting of the East Lyme Planning Commission at 8:23 PM.

Mr. Balantic seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,
Karen Zmitruk,
Recording Secretary
(Typed From Notes provided by Mr. Goeschel)

Town of

P.O. Drawer 519

Department of Planning &
Inland Wetlands Agency

*Gary A. Goeschel II, Director of Planning /
Inland Wetland Agent*



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357

Phone: (860) 691-4114

Fax: (860) 860-691-0351

September 19, 2012

The Honorable Paul M. Formica, First Selectman
East Lyme Board of Selectman
P.O. Box 519
108 Pennsylvania Avenue
Niantic, CT 06357

**RE: The Bridebrook Knoll Subdivision, Acceptance of Paddock Road, Grooms Way and
Coach Drive as Town roads.**

Dear Selectman Formica,

The East Lyme Planning Commission at a regularly scheduled workshop meeting held on Tuesday, September 18, 2012, at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT, voted unanimously to forward to the Board of Selectman a favorable recommendation to accept the road improvements for the above referenced subdivision upon conveyance of said land and appurtenances to the Town of East Lyme subject to final approval by Town Counsel of all conveyance documents. A certificate of title and corporate resolution will be submitted before the deed and any easements are recorded on the East Lyme land records.

Therefore, please consider accepting the above referenced improvements at your next regularly scheduled meeting of the Board of Selectmen. If you have any questions regarding this matter please do not hesitate to contact me or Town Counsel.

Sincerely,

Gary A. Goeschel II
Director of Planning/Inland Wetland Agent

cc: Bill Scheer, Town Engineer
Mike Giannattasio, Director of Public Works
Ed O'Connell, Esquire

Attachment - Planning Workshop - 9/18/12

Town of



East Lyme

P.O. Drawer 519

Department of Planning &
Inland Wetlands

*Gary A. Goeschel II, Director of Planning /
Wetlands Enforcement Officer*


108 Pennsylvania Ave
Niantic, Connecticut 06357

Phone: (860) 691-4114

Fax: (860) 860-691-0351

MEMORANDUM

TO: East Lyme Planning Commission

FROM: Gary A. Goeschel II, Director of Planning 

DATE: September 18, 2012

RE: CGS 8-24 Referral for the Town of East Lyme; Acquisition of a 3.11-acre parcel located at 82 Plants Dam Road (a.k.a Samuel Smith House) and an adjacent 14.5-acre parcels of land located on the northwest corner of Plants Dam Road and North Bridebrook Road, East Lyme, Assessor's Map#19, Lots#36, 35; Stephen and Carol Huber, Owner for open space and historic preservation.

Section 8-24 Municipal improvements states "No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report..."

As such, upon review of the above referenced referral, I offer the following report:

Town of East Lyme to acquire 3.11-acre parcel located at 82 Plants Dam Road (a.k.a Samuel Smith House) and an adjacent 14.5-acre parcels of land located on the northwest corner of Plants Dam Road and North Bridebrook Road.

As such, the benefits of the proposed acquisition to the community would include the following:

- Approximately 17.61-acres would remain as protected open space for the conservation of its natural resources and passive recreation;
- Conservation and protection of approximately 800-feet of Bride Brook and the stratified drift aquifer and water recharge area within the Bride Lake Watershed;
- The preservation of surviving example of a 17th Century Home (circa 1685) including a barn and out building constructed on the original foundation.
- Potential archeological site; and
- Potential agricultural or educational uses.

FINDINGS:

Chapter 1 Mission Statement, Vision, Objectives and Policies

Vision

The community benefits identified above, demonstrates the acquisition of the 3.11-acre parcel located at 82 Plants Dam Road (a.k.a Samuel Smith House) and an adjacent 14.5-acre parcels of land located on the northwest corner of Plants Dam Road and North Bridebrook Road, East Lyme, is consistent with the 2009 East Lyme Plan of Conservation and Development, as amended (POCD). More specifically, the proposed land acquisition of the above referenced parcels is consistent with the EPA's basic principles of Smart Growth to "Preserve open space, farmland, natural beauty, and critical environmental areas" and supports East Lyme's Vision as described in the POCD:

"Therefore, the vision of East Lyme is to ensure that changes enhance East Lyme and seeks to carefully balance the need for economic development and land use with the preservation of recreational, scenic, historic, cultural, agricultural, and natural resources."

Chapter 1 Mission Statement, Vision, Objectives and Policies

OBJECTIVE 3.1: To identify and preserve the natural, historic, cultural and environmental resources and habitats of the community.

POLICY:

Preserve and conserve the natural environment of the Town for the benefit of future generations and maintain a high quality-of-life for East Lyme's people and maximum protection for flora and fauna. Investigate and recommend environmentally responsible technologies in order to protect and preserve East Lyme's beaches, salt marshes, inland wetlands and watercourses, and aquifers. Preserve and enhance the water quality of East Lyme's harbors in view of the substantial environmental, aesthetic, recreational, and economic benefits that such protection would afford. Support agriculture as an important economic activity as a means to help assure a more sustainable food and resource supply and as a critical component of the traditional landscape. Encourage the responsible development of alternative green energy sources including wind, tidal, wave, solar, nuclear, and geothermal through both the public and private sector.

The land acquisition referenced above would protect and preserve East Lyme's inland wetlands and watercourses, and aquifers. In addition,

OBJECTIVE 4.1: To preserve existing period, historic New England style structures and sites through the use of Certified Local Government ("CLG") designation of historic properties, the Connecticut State Register and National Register of Historic of Historic Places or other implements, to include Historic Society.

POLICY:

The Town should continue to document East Lyme's historical resources (how / where), strengthen the protection of the Town's historical resources, and identify and protect important archaeological resources that might be threatened by development.

**2009 POCD
Compatibility:**

**2009 POCD
Compatibility:**

**2009 POCD
Compatibility:**

The proposed acquisition would strengthen the protection of the Town's historical resources and protect a potentially significant archeological resource as evidence by correspondence from Nicholas Bellantoni, PhD, Connecticut State Archeologist dated 17 November 2010 which indicates the site has great integrity for archeological resources.

Chapter 5: Open Space, Natural, Historical, and Cultural Resources

5.2.2 NRC Open Space Plan

The NRC Open Space Plan identifies a number of private properties that if secure in perpetuity in their current or more-or-less natural state, would measurably benefit the town.

**2009 POCD
Compatibility:**

The subject parcels are identified in the NRC Open Space Plan as they would aid and abet in the quality and quantity of our Town's drinking water supply by protecting a portion of our stratified drift aquifer located within the Bride Lake watershed.

Chapter 5: Open Space, Natural, Historical, and Cultural Resources

5.8 Historical Resources And Cultural Resources

In the absence of historical events, the historical resources of a town are the essence of its very existence: the neighborhoods, the places of commerce, the centers of education, religion and government, etc. The preservation of such resources, or, at the very least, development that acknowledges and respects those resources, are vital to a sense of community and continuity, and contribute to the overall quality of life in any town....In the event of properties of historic value being threatened by destruction, it might be in the best interest of the Town to become actively involved in the acquisition of such properties for conservation and preservation purposes

**2009 POCD
Compatibility:**

Although the subject parcel may not be under any immedaiet threat of destruction, the proposed acquisition of the above referenced parcels would preserve and conserve the subject properties for the purpose of historic value.

As such, based on the above findings the proposed acquisition of land referenced above is consistent with the 2009 POCD as amended. Therefore, I offer the following resolution:

RESOLVED:

Pursuant to Section 8-24 of the General Statutes, the Planning Commission of the Town of East Lyme, exercising its authority and having reviewed the proposal for acquisition of a 3.11-acre parcel located at 82 Plants Dam Road (a.k.a the Samuel Smith House) and an adjacent 14.5-acre parcels of land located on the northwest corner of Plants Dam Road and North Bridebrook Road, East Lyme, Assessor's Map#19, Lots#36, 35, referenced above, FINDS the aforesaid proposal **CONSISTENT** with the 2009 Plan of Conservation and Development, as amended and hereby approves the aforesaid proposal.

~~AND~~ PROVIDED THE ~~THE~~ PURPOSE OF ACQUISITION
IS AN OPEN SPACE + HISTORIC PRESERVATION.
FOR

Gary Goeschel

From: FRANK BALANTIC [balantic@sbcglobal.net]
Sent: Monday, September 17, 2012 9:38 PM
To: ernie covino; Gary Goeschel; Brian Schuch <(Brianschuch@gmail.com)>; Carolyn Nee <(neecarolyn@gmail.com)>; Francine Schwartz <(flschwartz@att.net)>; Jennifer Lindo; Joan <Bengston('ourturn4750@sbcglobal.net')>; Karen Zmitruk; Rita Palazzo <(ritafrancopalazzo@ymail.com)>
Subject: Re: POCD Chapter 2

Ernie...
...and anybody else....
After opening the document in WORD...

If you want to edit and track your changes (highly recommended):
Click "Tools", then select "Track changes" and the program will mark your additions, changes and deletions.

In order to "Comment":
Highlight something in the text that you would like to comment on...then click on "Insert" and then "Comment"...that will turn on the comment bubble.

This will become cumbersome with eight of us participating if we are not judicious about opening the most recent version.

In some cases, we will not want to look at a version that has been edited by another member....that will be part of our challenge.

As a suggestion, if each of us opens a "Dropbox" account (No cost for 2 GB), we could leave a pristine, virgin copy (as proposed by Gary) and maintain a "work-in progress" copy upon which we hack away. Each of us would save our own "treasured revisions" to our own hard-drive in case the system suffered a melt down.

Check out this link...see what you think....this is how the savvy college kids are sharing stuff...

<https://www.dropbox.com/sh/wgp05nhsj3wkjet/tffZQSVyEy>

Frank

From: ernie covino <erniecovino@sbcglobal.net>
To: FRANK BALANTIC <balantic@sbcglobal.net>; Gary Goeschel <GGoeschel@eltownhall.com>; "Brian Schuch <(Brianschuch@gmail.com)>" <Brianschuch@gmail.com>; "Carolyn Nee <(neecarolyn@gmail.com)>" <neecarolyn@gmail.com>; "Francine Schwartz <(flschwartz@att.net)>" <flschwartz@att.net>; Jennifer Lindo <JLindo@eltownhall.com>; "Joan <Bengston('ourturn4750@sbcglobal.net')>" <ourturn4750@sbcglobal.net>; Karen Zmitruk <karenz@eltownhall.com>; "Rita Palazzo <(ritafrancopalazzo@ymail.com)>" <ritafrancopalazzo@ymail.com>
Cc: Frank Balantic <balantic@sbcglobal.net>
Sent: Mon, September 17, 2012 4:24:31 PM
Subject: Re: POCD Chapter 2

Hi All
After speaking with Brian today (hello Brian) I realized that at our last meeting we were not only asked if we want to receive documents on line instead of on paper but also if we were able to edit and comment like Frank

1
Attachment Planning Workshop 9/18/12

did (nice job Frank). My misunderstanding. I will still comment in this text as I had planned and look forward to learning how to "comment" as requested.

All of the text looks fine (Frank's points well taken). I did note that in section 2.2 Existing Land Use Patterns the text identifies 999 new homes built between 1999 and 2008. It then goes on to break down the types of dwellings. It states that it doesn't account for "cottages" that were expanded or remodeled to represent, I believe, permanent housing. I am wondering if there is a way to capture these numbers. My observation over the years is that there may be many houses that fit this category. As we move forward with endeavors such as town mass transit solutions and even the potential for a train stop here in Niantic I think it would be helpful to have a true number of who would be using these services.

From: ernie covino <erniecovino@sbcglobal.net>

To: FRANK BALANTIC <balantic@sbcglobal.net>; Gary Goeschel <GGoeschel@eltownhall.com>; "Brian Schuch <(Brianschuch@gmail.com)>" <Brianschuch@gmail.com>; "Carolyn Nee <(neecarolyn@gmail.com)>" <neecarolyn@gmail.com>; "Francine Schwartz <(flschwartz@att.net)>" <flschwartz@att.net>; Jennifer Lindo <JLindo@eltownhall.com>; "Joan <Bengston('ourturn4750@sbcglobal.net')>" <ourturn4750@sbcglobal.net>; Karen Zmitruk <karenz@eltownhall.com>; "Rita Palazzo <(ritafrancopalazzo@ymail.com)>" <ritafrancopalazzo@ymail.com>

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From: FRANK BALANTIC <balantic@sbcglobal.net>

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Cc: Frank Balantic <balantic@sbcglobal.net>

Sent: Mon, September 17, 2012 10:02:35 AM

Subject: Re: POCD Chapter 2

I took a crack at chapter 2.... Attached.

It looks fine overall.

Some edits, comments and thoughts are included.

I did this in Word 2007 so some format issues may be evident.

Frank

From: Gary Goeschel <GGoeschel@eltownhall.com>

To: "Brian Schuch (Brianschuch@gmail.com)" <Brianschuch@gmail.com>; "Carolyn Nee (neecarolyn@gmail.com)" <neecarolyn@gmail.com>; "Ernie Covino (erniecovino@sbcglobal.net)" <erniecovino@sbcglobal.net>; "Francine Schwartz (flschwartz@att.net)" <flschwartz@att.net>; "Frank Balantic (balantic@sbcglobal.net)" <balantic@sbcglobal.net>; Jennifer Lindo <JLindo@eltownhall.com>; "Joan Bengston('ourturn4750@sbcglobal.net')" <ourturn4750@sbcglobal.net>; Karen Zmitruk <karenz@eltownhall.com>; "Rita Palazzo (ritafrancopalazzo@ymail.com)" <ritafrancopalazzo@ymail.com>

Sent: Tue, September 11, 2012 4:48:41 PM

Subject: POCD Chapter 2

As requested, attached is chapter 2 for your review.

Gary A. Goeschel II
Director of Planning/
Inland Wetlands Agent

Town of East Lyme
P.O. Box 519
108 Pennsylvania Avenue
Niantic, CT 06357
Phone: (860) 691-4105
Fax: (860) 691-0351
ggoeschel@eltownhall.com
<http://www.eltownhall.com/>

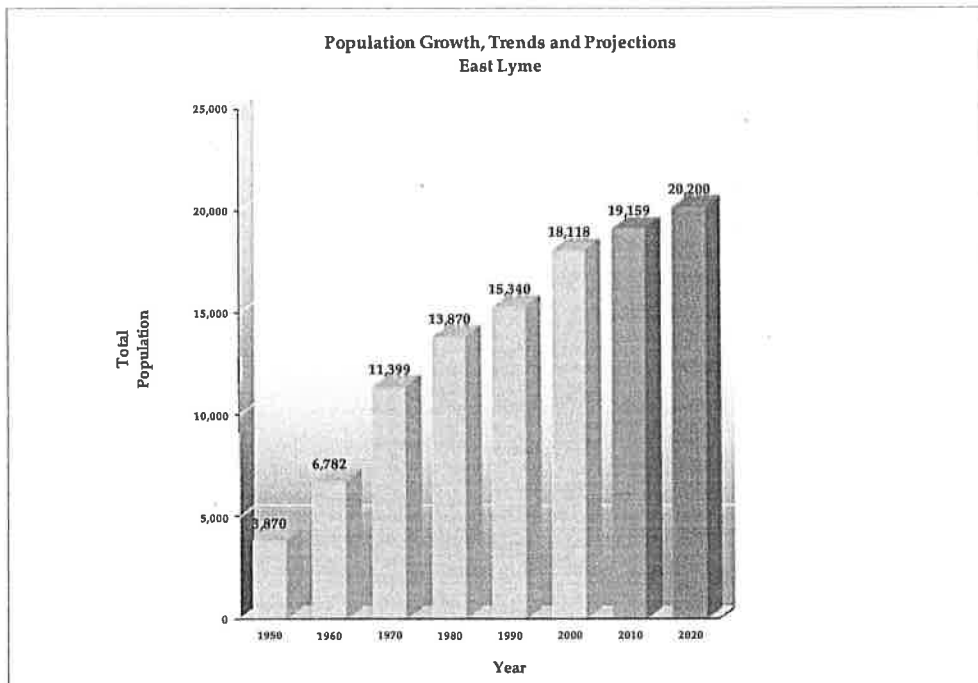
CHAPTER 2: DEMOGRAPHICS AND DEVELOPMENT PATTERNS

2.1 POPULATION CHARACTERISTICS AND PROJECTIONS

According to the 2010 Census prepared by the U.S. Census Bureau, East Lyme's population for 2010 is approximately 19,159, up from the 18,118 recorded in the 2000 Census. As such, East Lyme experienced a 5.43-percent increase in population over the last decade and approximately an 18-percent increase since 1990 (see [Error! Not a valid bookmark self-reference.](#)FIGURE 1).

Comment [PAB1]: 5.75%, I think. /FB

FIGURE 1 – POPULATION GROWTH, TRENDS, AND PROJECTIONS

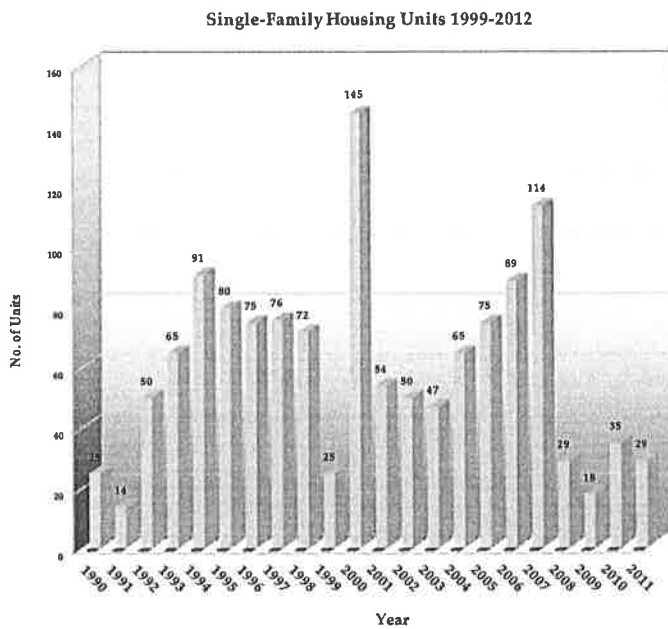


Source: U.S. Census Bureau, Census 2010

As previously indicated in East Lyme's 1999 POCD, during the 1980 - 1990 decade, the Town's population increased by 10-percent, which appeared to be attributable to the expansion of the inmate population at the correctional facilities in East Lyme. According to the Connecticut Department of Corrections, the total inmate population in East Lyme as of July 1, 2008 was 2,493, approximately 60-percent greater than the previous decade. The inmate population accounts for 1,630 of the 19,159 persons residing in East Lyme.

As population projections from State and Federal agencies show an increase in residential population, approximately 750 new dwelling units have been constructed since 2000 respectively (see FIGURE 2). It is worth noting 66 of the 145 units built in 2000 are attributed to assisted living facilities and 50 of the 114 units built in 2007 are attributed to age restricted affordable senior housing.

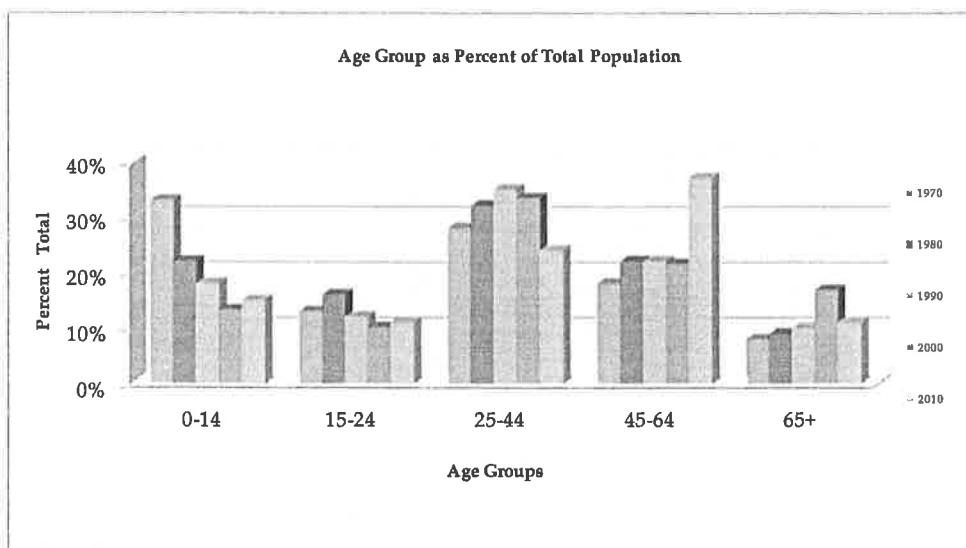
FIGURE 2 – SINGLE-FAMILY HOUSING UNITS 1999 – 2011



Source: Town of East Lyme, Department of Building

According to the 2010 Census, the median age of East Lyme residents was 49 years, with 80.6-percent of the population being 18 years and older. Persons 65 years and older comprised 17.5-percent of the total population (see [Error! Not a valid bookmark self-reference.FIGURE-3](#)). In 2010, there were 9,029 males and 10,130 females living in East Lyme.

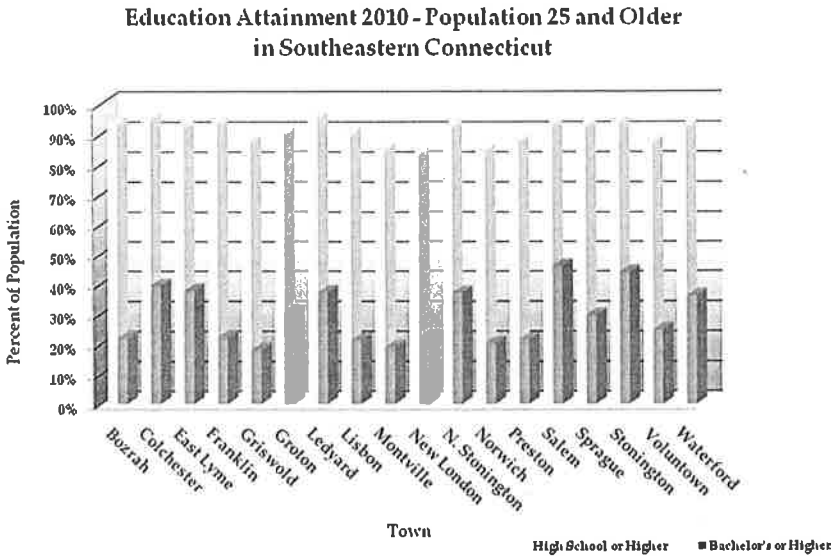
FIGURE 3 - AGE GROUP AS PERCENT OF TOTAL POPULATION



In terms of age distribution, racial composition and work-force participation, East Lyme does not differ significantly from regional averages. However, the educational achievement and economic status of the Town's population are unusually high. The 2006-2010 American Community Survey indicates approximately 27.3-percent of East Lyme residents, 25 years and over have completed high school and over 37.8-percent have completed college. [FIGURE 4](#) below compares the educational attainment of East Lyme with the educational attainment of all the 18 towns in the Southeastern Connecticut Region.

Comment [PAB2]: Closer to 90% I think...unless I am missing something. /FB

FIGURE 4 - EDUCATION ATTAINMENT - POPULATION 25 AND OLDER

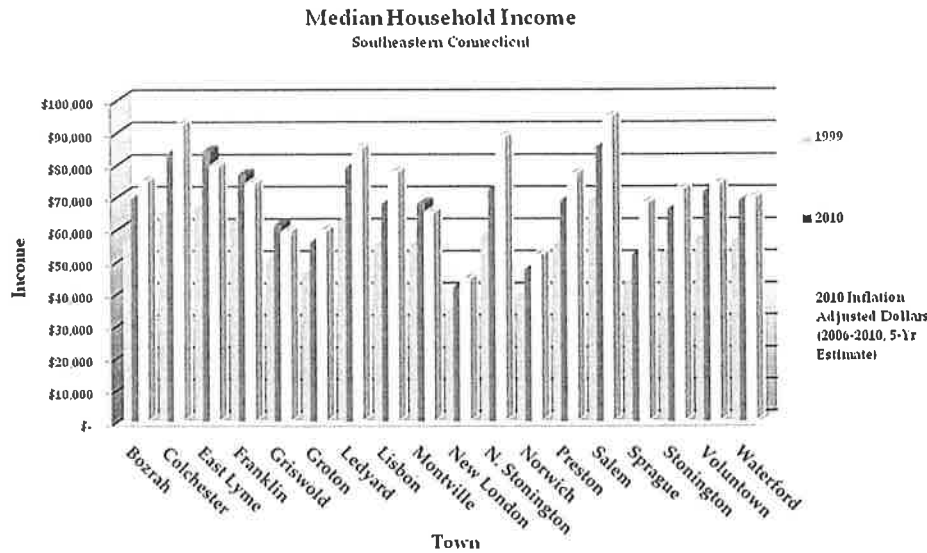


Source: U.S. Census Bureau

The 2006-2010 American Community Survey indicates that East Lyme's median family income was \$79,815. This was the second highest of towns in the region and represents an increase of approximately \$74,430, approximately 7-percent when compared to East Lyme's greater than the median family income of \$74,430, in 2000, which was the second highest of towns within the Region. East Lyme's median household income in 1999 was \$66,539. According to the 2007 RPOCD East Lyme's median household income in 2010 is estimated at \$84,413 (see FIGURE 5FIGURE5).

Comment [PAB3]: Not sure that I understand what the difference is between "Median Family Income" and "Median Household Income." ...or why it is important to name both...or use different names for the same thing? ...and compare different years for each. Is there a difference?

FIGURE 5 - MEDIAN HOUSEHOLD INCOME - SOUTHEASTERN CONNECTICUT



Source: U.S. Census Bureau, American Community Survey and SCCOG 2007 RPOCD

2.2 EXISTING LAND USE PATTERNS

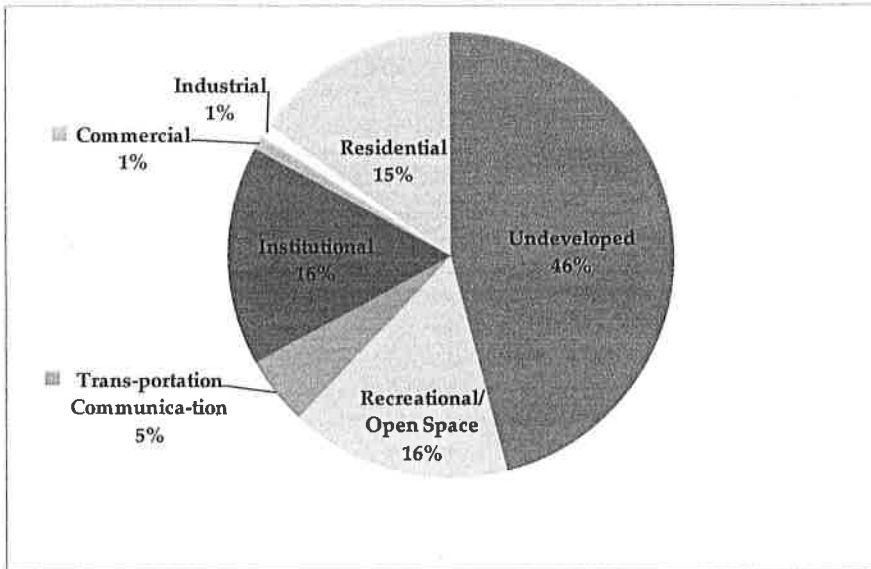
With a population of approximately 19,159 persons residing within its land area of 36.6 -square miles and preponderant developed land use of single-family housing, East Lyme could be classified as a partly urban, moderately-sized suburban, and ex-urban (low- density housing outside urban service boundaries) community. East Lyme’s 1999 POCD (“1999 POCD”) indicated the pattern of development throughout East Lyme as being divide into three distinct areas:

Comment [PAB4]: This abbreviation is first used on the top of page 2. Why delineate it at this point? And if we are going to explain what the abbreviation is, then we should spell it out rather than define the abbreviation as an abbreviation....

- The northern portion is distinctly rural. Residential development is scattered among mostly large tracts of open space such as the Nehantic State Forest and the Yale University property.
- The central portion is suburban. This area, with Interstate-95 as a centerline, is characterized by numerous post-1960 subdivisions, the village of Flanders, strip commercial development along Route 161 and substantial areas of undeveloped land.
- The southern portion extends from Society Road southerly to Long Island Sound. It is the most densely developed part of East Lyme, containing the village of Niantic and the beach communities.

As indicated in the 1999 POCD, approximately one-half of East Lyme's total land area was classified as undeveloped. A second predominant land use category in town was institutional (municipal, state and federal land, and Yale property). The largest percentage of land area devoted to a developed non-institutional use was residential (see [Error! Not a valid bookmark self-reference.FIGURE:6](#)).

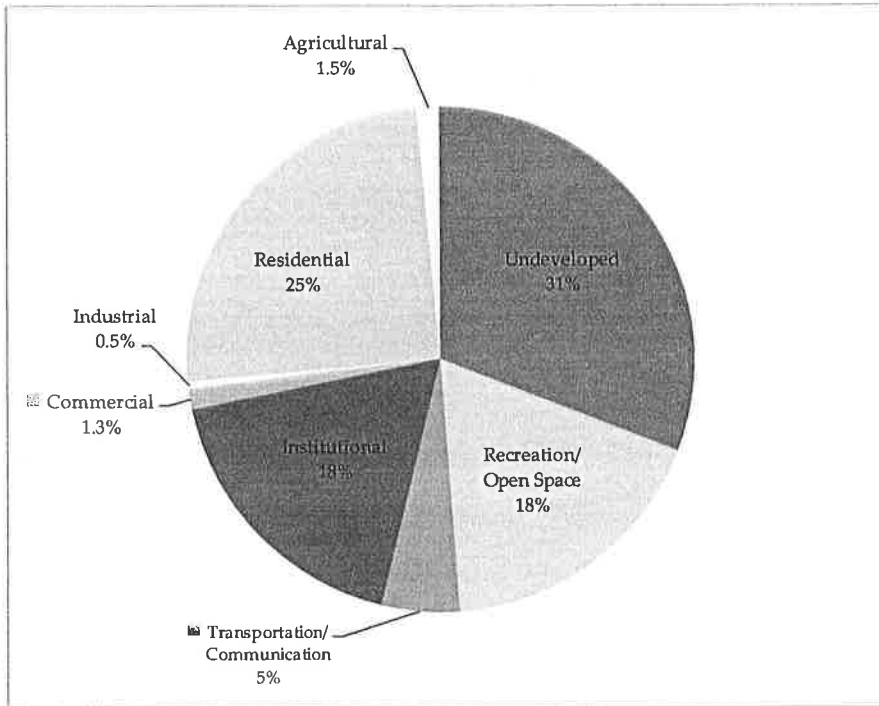
FIGURE 6 – 1999 LAND USE AS PERCENT OF TOTAL ACREAGE



Source: 1999 POCD

According to 2007 RPOCD nearly half of East Lyme's total land area is currently classified as undeveloped. Again, the second predominant land use category in town is institutional. The largest percentage of land area devoted to a developed non-institutional use was residential (see FIGURE 7 – 2005 LAND USE AS PERCENT OF TOTAL ACREAGE).

FIGURE 7 – 2005 LAND USE AS PERCENT OF TOTAL ACREAGE



Source: SCCOG 2007 RPOCD

As indicated in the 1999 POCD single-family dwellings accounted for 86-percent of the approximately 7,379 year-round dwelling units. The most distinctive feature of East Lyme's housing stock was the high number of second-home weekend and vacation dwelling units; the 1990 Census recorded 1,049 homes held for occasional or seasonal use, most of which are located in the Town's beach communities. The 2000 Census indicates of the 7,459 year-round dwelling units, 889 homes are held for seasonal, recreational, or occasional use. Of the approximately 999 new homes built between 1999 and 2008, 411 were single-family homes, 237 were single-family age restricted, 163 were single-family condominiums, 72 were apartments, 50 were age restricted apartments, and 66 were assisted living units. These numbers do not include conversion of beach cottages to year-round homes.

Between 1989 and 1999 commercial development in East Lyme displayed a pattern in its scale, type and distribution that is fairly representative of suburban towns with small-scale traditional centers and rapid post-WWII population growth. Development in the Town's two historical commercial centers -- Niantic and Flanders -- intensified slightly from 1987. Commercial development expanded in a linear fashion from these centers westward along Main Street (Route 156), south and west on Flanders Road (Route 161), and the Boston Post Road (Route 1).

As previously indicated in the 1999 POCD, an unusual aspect of East Lyme's land use is the extent of open space and low intensity institutional land holdings. Public open space, consists primarily of the Nehantic State Forest and Rocky Neck State Park, which totals approximately 2,463-acres or almost 11-percent of the land area within the Town. Major institutional uses account for another 4,001-acres, 16-percent of the total land area, and include the State Farm and correctional facility, the National Guard reservation and the Yale property. It's worth noting, during the 1990's the Correctional Facility expanded to include two Correctional Institution ("CI") buildings for both men and women (Gates-CI and York-CI). However, as of June 1, 2011, the Gates-CI has been closed, due to a reduction in the inmate population, which is now at a 10 year low.

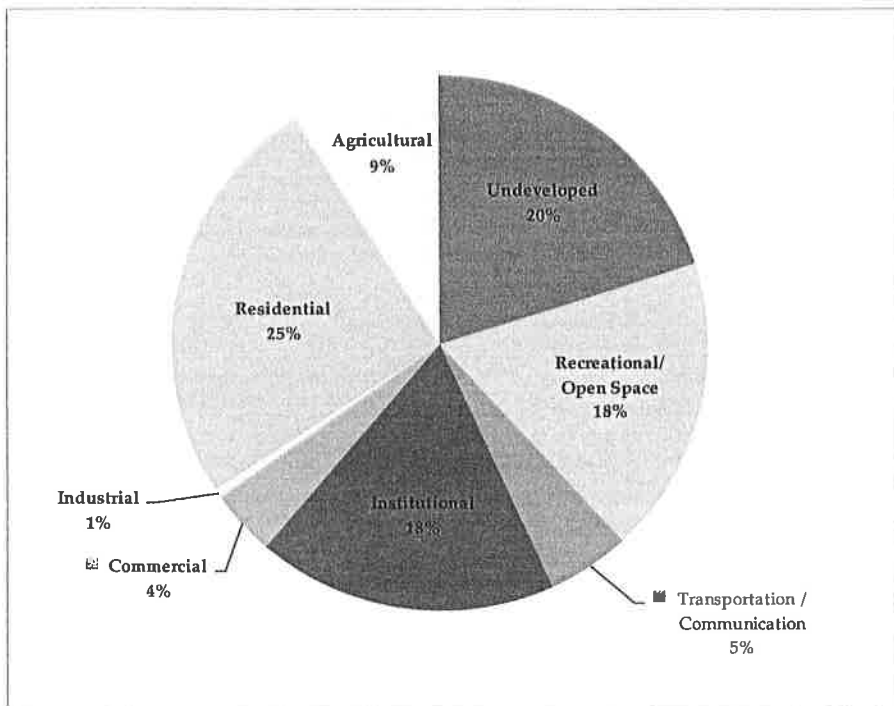
Beginning in the ~~Summer~~-summer of 2008, the Town of East Lyme with assistance from the University of Connecticut's ("UConn") Community Research and Design Collaborative ("CRDC"), conducted a comprehensive town-wide land use study of East Lyme called a Lands of Unique Value ("LUV") Study (see Appendix A). Designed to inventory and analyze all existing town features (natural and cultural), the LUV Study provides guidance in determining the most logical and reasonable locations for future land uses within the Town in an effort to balance conservation, preservation and development. As shown in the Introduction, page 2 of Appendix A, the LUV Study, categorizes the existing pattern of development in East Lyme into eight distinct areas:

- Protected Lands
- Agricultural Lands
- Rural Residential
- Low Density Suburban
- Medium Density Suburban
- High Density Residential
- Flanders Commercial
- Niantic Mixed Use.

According to the LUV Study, ~~FIGURE 8 – CURRENT LAND USE~~ ~~FIGURE 8 – CURRENT LAND USE~~, indicates the predominant land uses within East Lyme are the low intensity institutional lands or Protected Lands. The largest percentage of land area devoted to a developed non-institutional use continues to be residential. Similarly, the LUV Study indicates the existing land use patterns within East Lyme have not deviated significantly from those identified in the 1999 POCD. However, the LUV Study further distinguishes between the different types of residential and commercial development, and identifies the existence of agricultural lands previously not identified in the 1999 POCD. It is worth noting that East Lyme has experienced almost a three-percent (3%) increase in commercial land use and a seven-and-one-half-percent (7½%) increase in agricultural land use between 2005 and 2009.

Comment [PAB5]: I find this to be poorly stated. Do we really think that agricultural land use increased?...or are we simply stating that the LUV study more accurately counted agricultural lands? I think the latter is our intent.

FIGURE 8 – CURRENT LAND USE AS PERCENT OF TOTAL ACREAGE (2009 LUV STUDY RESULTS)



Source: Lands of Unique Value Study