

**EAST LYME PLANNING COMMISSION
REGULAR MEETING
Tuesday, SEPTEMBER 4th, 2012
MINUTES**

PRESENT: Brian Schuch, Acting Chairman, Joan Bengtson, Rita Palazzo, Carolyn Nee, Frank Balantic, Alternate, Ernest Covino, Alternate

ALSO PRESENT: Holly Cheeseman, Ex-Officio, Board of Selectmen
Gary Goeschel, Planning Director

ABSENT: Francine Schwartz, Alternate

Acting Chairman Schuch called this Regular Meeting of the Planning Commission to order at 7:03 PM. He noted that he had seated Frank Balantic, Alternate and Ernie Covino, 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 there were none.

FILED IN EAST LYME
Sept 10, 2012 AT 10:00 AM
Karen Gulbu, ATC
EAST LYME TOWN CLERK

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 no Public Delegations.

**III. Approval of Minutes – Public Hearing Meeting Minutes of August 7, 2012
Regular Meeting Minutes of August 7, 2012**

Mr. Schuch called for any discussion or corrections to the Planning Commission Public Hearing I Minutes of August 7, 2012.

****MOTION (1)**

Ms. Bengtson moved to approve the Planning Commission Public Hearing I Minutes of August 7, 2012 as presented.

Mr. Covino seconded the motion.

Vote: 4 – 0 – 1. Motion passed.

Abstained: Mr. Balantic

Mr. Schuch called for any discussion or corrections to the Planning Commission Regular Meeting Minutes of August 7, 2012.

****MOTION (2)**

Ms. Bengtson moved to approve the Planning Commission Regular Meeting Minutes of August 7, 2012 as presented.

Ms. Palazzo seconded the motion.
Vote: 4 – 0 – 1. Motion passed.
Abstained: Mr. Balantic

IV. Pending Applications

There were none.

V. Current Subdivision Approval/Construction Reports

1. Request of John A. Bonelli and Alexander H. Nebelung for an extension of time to file Mylars for a three lot re-subdivision of 1.91 acres of property located at 2 Old Black Point Road, property identified on the East Lyme Assessor's Map 08.3, Lot 82.

Mr. Goeschel noted that they had received a request for an extension to file the Mylars. He said that they had originally approved this application on June 5, 2012 and that the extension would be for 90 days. He added that this is something that they do grant as there are a number of things that could delay the filing.

****MOTION (3)**

Mr. Balantic moved to approve the request of John A. Bonelli and Alexander H. Nebelung for a 90-day extension of time to file Mylars for a three lot re-subdivision of 1.91 acres of property located at 2 Old Black Point Road, property identified on the East Lyme Assessor's Map 08.3, Lot 82.

Mr. Covino seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

VI. Zoning Referrals (CGS 8-3a)

There were none.

VII. 8-24 Referrals (Municipal Improvements)

There were none.

VIII. Other Business

- New Business

1. Regional New London Water Interconnection Project

Mr. Goeschel explained that the Town is filing for a diversion permit for the New London Interconnection Project from the DEEP and that they had received notice of it in accordance with State Statute. They could submit comments if they should have any.

(Note: 7:12 PM – Ms. Nee joined the meeting and was seated)

Mr. Goeschel continued that on January 5, 2012 they had rendered a decision finding this project consistent with the goals and objectives of the 2009 POCD and suggested that as they had already commented to the affirmative that they just refer to that decision.

Ms. Bengtson asked where Well #6 was located and if it was near the cemetery.

Mr. Balantic said that it is in the Middle School area.

****MOTION (4)**

Mr. Balantic moved in the matter of the Diversion Permit Application to the DEEP for the Regional New London Water Interconnection Project that the Planning Commission found in January 5, 2012 in a review of this project that it is consistent with the goals and objectives of the 2009 POCD and has no further comments.

Ms. Bengtson seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

2. Commission Vacancies - Appointments

Mr. Schuch noted that they have two vacancies for Regular members and that they would fill those from the Alternates which would leave two vacancies for Alternates. He said that he had received a letter of interest and presented it to Mr. Goeschel.

Mr. Goeschel said that they had another letter of interest from someone in their packets. He said that he had placed an ad but had not noticed the Town Committee Chairs and that he would do so. With respect to the letters of interest that they had received the people had not indicated their party affiliation.

Ms. Cheeseman said that Mr. Goeschel could see the Town Clerk to determine their party affiliation.

Mr. Schuch said that they were near the end of their 30 days in which to fill the Regular positions before it went to the Board of Selectmen to fill them and suggested that they fill those positions from the Alternates and that would once again start a 30-day cycle for filling the Alternate positions which they could do at their next Regular Meeting in October as that would give them time for other people who are interested to come forward. He noted that they would need to replace the two vacant regular positions with a member from each party or independent. He called for nominations for the first Regular Member vacancy. He noted that the Alternates could not vote for positions being filled.

****MOTION (5)**

Ms. Palazzo nominated Mr. Balantic to fill the Regular Member vacancy from the resignation of Jean DeGrowth on the Planning Commission.

Ms. Bengtson seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

****MOTION (6)**

Ms. Palazzo nominated Mr. Covino to fill the Regular Member vacancy from the resignation of Mike Bowers on the Planning Commission.

Ms. Bengtson seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

Mr. Schuch congratulated both members and reminded them that they would need to resign from their Alternate positions and be sworn in for the Regular positions with the Town Clerk. At their October Regular meeting they would fill the two Alternate positions and possibly determine a Chairman and Secretary as they would have a full Commission of Regular members at that time.

▪ Old Business

1. POCD Chapter 2 – Demographics & Development Patterns

Mr. Goeschel reported that he has provided them with an updated Chapter 2 and has incorporated the information from the census bureau. He said that he left the information on the 1989 land use compared to 2005 and that he will work on the graphs so that they will fill the area that they are in. He said that the LUV Study is dated 2009 and that there is not a significant difference from 2005. He asked that they review it and forward any comments to him and he will work on the graphs in the interim.

2. Scenic Road Ordinance

Mr. Schuch noted that the issue here was for clarification with respect to property rights.

Mr. Goeschel said that he thought that they could possibly add a word to fix the issue of taking people's rights away. He added that he would prefer that they work on the ordinance first rather than the brochure that was brought to them.

Mr. Balantic recalled that the words that rubbed people the wrong way was the issue of '50% landowners on the road' when you have plenty of them on a road that are State or private entities rather than regular landowners. That part is poorly written. Also, people at the hearing took objection to someone in a clerk position in a State office sending a letter saying that they did not have any issue with it. The percentage of landowners needs further delineation.

Mr. Goeschel said that he would take a crack at it for changes and would bring a draft back.

X. Reports

1. Chairman

Mr. Schuch said that he did not have anything further to report.

2. Zoning Representative

There was no report.

3. Regional Planning Commission Representative – Brian Schuch, Luane Lange

There was no meeting to report on.

4. Subcommittees

• Sustainable Development and Climate Adaptation – (Gary Goeschel, Francine Schwartz)

Mr. Goeschel reported that they are making progress on this and that he also has some interns working on it. Anna Loss, who interned with him previously is working part time in the office as a seasonal employee to do a realistic mapping on storm surges and the areas of inundation. He said that he is also working with the Nature Conservancy who has an intern for climate adaptation.

▪ POCD – Chapter 4 – Economic Development Subcommittee

Mr. Schuch said that he would fill in for Ms. DeGrowth on this subcommittee. This is a work in progress.

5. Ex-Officio – Holly Cheeseman

Ms. Cheeseman reported there would be a Board of Selectmen meeting the following evening and that she hopes that there will be some resolution on the Samuel Smith House as it is on the agenda.

6. Staff/Communications

Mr. Goeschel said that he has finished working on an application for a \$500,000 STEAP Grant and that he would also be working on another new grant that the government has rolled out. He said that the Colton Road windbreak project (plantings) grant has been completed and approved by the State. He noted that one of his interns had done a study on Sustainability & Energy Efficiency in East Lyme and that he had provided them with a copy of it. Some changes would be made. He lastly said that he would be forwarding information to them on the CCM Exposition that is being held on Tuesday, October 23, 2012 and that they could sign up for the various sessions that they are interested in.

ADJOURNMENT

****MOTION (7)**

Ms. Palazzo moved to adjourn this Regular Meeting of the East Lyme Planning Commission at 8:10 PM.

Mr. Balantic seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary