

# 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  
Sept 15 2015 AT 8:20 AM PM  
Kathleen G. Clark  
EAST LYME TOWN CLERK

Tuesday, September 15, 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. September 1, 2015 Public Hearing Meeting Minutes**
  - B. September 1, 2015 Regular Meeting Minutes**
- III SUBDIVISIONS AND RESUBDIVISIONS**
- 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.
- 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 MUNICIPAL REFERRALS (CGS 8-24)** - 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. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefore shall be recorded and transmitted to the legislative body of the municipality.

**A. NONE**

**VI OLD BUSINESS**

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

**B. Status of Subdivisions**

**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**