

Planning Commission Public Hearing Minutes

September 15, 2015

Members Present: Ernie Covino, Frank Balantic, Secretary, Rita Palazzo, Brian Schuch, Chairman, Joan Bengtson,

Also Present: Gary Goeschel, Planning Director, Anne Thurlow, Alternate (Sat as Regular Member), Rose Ann Hardy, Ex-Officio

Absent: Francine Schwartz, John Birmingham, Alternate, Michael Hess, Alternate

Mr. Schuch called the continued public hearing to order at 7:05 pm.

Pledge of Allegiance

The Pledge was observed.

Ms. Thurlow was asked to sit as a Regular Member for the meeting.

FILED IN EAST LYME
CONNECTICUT
September 2015 AT 11:00 AM/PM
Caiten Salas, Jr.
EAST LYME TOWN CLERK

I. Public Hearing

- A. Application of Wayne & Patricia Fraser, 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.

Mr. Goeschel submitted Exhibit M (Map of the Site Plan revised through 8/11/15), Exhibit N (Letter from State Archeologist Brian D. Jones dated 9/3/15) and Exhibit O (Letter from Sara Homes PHD, Archeologist Consultant dated 9/14/15.)

Mr. Goeschel read Exhibit O into the record.

The Applicant, Wayne Fraser of 22 Gurley Road, came forward to detail the proposal.

The Commission discussed the request for the waiver from the open space requirement.

Mr. Fraser stated that if he gave 10% of his lawn towards open space, someone would have to mow it; the land in question is a lawn and that will not change with the addition of a house.

The Commission discussed the open space requirement. Mr. Balantic stated that this is not an area where we have to be concerned with open space; that is more of a cluster development issue which concerns three or four lots.

Mr. Schuch observed that the waiver for the Archaeological Survey is irreverent since it has been completed; no objections have been made regarding the waiver for the open space requirement and Town staff are satisfied with the request for the waiver for storm water management. Mr. Benni's letter

dated August 25th, 2015 was cited to illustrate this point. Mr. Schuch noted that the concerns of the neighbors were addressed at the last meeting.

- ****Motion (1)**

Ms. Bengtson moved to close the public hearing.

Mr. Covino seconded the motion.

Vote: 6-0-0. Motion passed.

The public hearing portion of the meeting was closed at 7:25 pm.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Brooke D. Stevens". The signature is written in dark ink and is positioned below the "Respectfully Submitted," text.

Brooke D. Stevens
Recording Secretary