

**EAST LYME PLANNING COMMISSION
PUBLIC HEARING I
Tuesday, DECEMBER 1st, 2009
MINUTES**

The East Lyme Planning Commission held a Public Hearing on the Planning Commission's 2009 Draft of the Plan of Conservation and Development (POCD) on December 1, 2009 at Town Hall, 108 Pennsylvania Ave., Niantic, CT. Chairman Picarazzi opened the continued Public Hearing and called it to order at 7:11 PM.

PRESENT: Lisa Picarazzi, Chairman, Francine Schwartz, Secretary, Chris Sandford,
George McPherson, Alternate, Drew Kenny, Alternate

ALSO PRESENT: Gary Goeschel, Planning Director
Brian Schuch

ABSENT: Mike Bowers, Paul Dagle, Tom Perron, Alvin Sher, Alternate

Pledge of Allegiance

The Pledge was observed.

Public Hearing I

1. Town of East Lyme Planning commission, 2009 Draft of the Plan of Conservation and Development (POCD)

Ms. Picarazzi noted that this Public Hearing has been open since November 10, 2009.

Ms. Picarazzi called for anyone from the public who wished to speak regarding this application to please come forward and state their name and address for the record –

Hearing no one –

Ms. Picarazzi asked if the Commissioners had any further comments –

Mr. McPherson asked Mr. Goeschel if he had received any comments from the Board of Selectmen. Mr. Goeschel said that he had not and added that they had seen the comments from the DEP.

Mr. Kenny asked about the disparity on the percentage of agricultural land.

Mr. Goeschel said that the percentage of agricultural land in the Town is 9% and that information would be communicated to the UConn people for the study.

Ms. Picarazzi asked if there were any other comments –

Hearing none – She asked if they were ready to close this Public Hearing –

****MOTION (1)**

Mr. Sandford moved to close this Public Hearing.

Mr. McPherson seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Ms. Picarazzi closed this Public Hearing at 7:21 PM.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

FILED IN EAST LYME TOWN
CLERK'S OFFICE

DEC 7 2009 at 11:55 (AM)
PM

Ethel B. Williams

EAST LYME TOWN CLERK

**SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS
REGIONAL PLANNING COMMISSION**
5 Connecticut Avenue, Norwich, Connecticut 06360
(860) 889-2324/Fax: (860) 889-1222/Email: office@seccog.org

November 16, 2009

Gary A. Goeschel, II
Director of Planning
108 Pennsylvania Ave.
Niantic, CT 06357

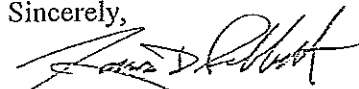
Dear Mr. Goeschel,

I am writing in response to the proposed revisions to the Town's Plan of Conservation and Development. The proposed updates were referred to this agency under the provisions of Section 8-23f of the Connecticut General Statutes and received on October 21, 2009.

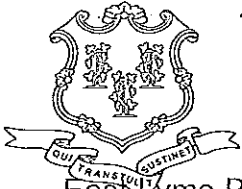
Based on a review of the material submitted, SCCOG staff concluded that the revisions appeared to be consistent with both the Regional and State Plans of Conservation and Development.

If you have any questions please contact us.

Sincerely,



James D. Rabbitt, AICP



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



November 3, 2009

East Lyme Planning Commission
C/O Gary Goeshel, Planning Director
PO Box 519
East Lyme, CT 06357

Subject: 2009 Plan of Conservation and Development:
For Town of East Lyme CT

Dear Commissioners:

Thank you for forwarding to the Office of Long Island Sound Programs (OLISP) the updated East Lyme Plan of Conservation and Development (POCD) 2009 and Appendices. Acting as the Commissioner's staff, our office has reviewed the plan and finds it generally consistent with the policies and standards of the Connecticut Coastal Management Act (CCMA). OLISP finds the POCD plan comprehensive in scope and certain to serve the town for years to come.

There are many innovative and noteworthy goals and policies in this draft POCD, too many to recount in their entirety. However, excellent revisions have been included relevant to many coastal management resource protection and use concerns, including: 1) reference to and inclusion of the Coastal Area Development Plan and its recommendations, 2) protection of coastal resources, 3) inclusion of an excellent "Green Energy" section, 4) open space planning, 5) and reference of innovative plans in the Appendices including the Land of Unique Value Study.

However, in accordance with our review provisions per CGS Section 22a-104(e) of the CCMA, OLISP offers the following recommendations and comments. These are not provided in order of importance.

- 1) We recommend the Niantic River Watershed Protection Plan (NRWPP) and its Guided Summary be referenced in the POCD in so far as it effects the Niantic River Watershed within East Lyme (www.nianticriverwatershed.org). At a minimum, the full NRWPP plan should be referenced in the POCD, and ideally the main recommendations from the NRWPP Guided Summary should be included as well. Alternatively, all or portions of the NRWPP's Guided Summary should be included in the Appendices of the POCD.
- 2) There are relevant sections of the NRWPP's Guided Summary as they relate to and support the worthy efforts of the draft POCD. These include, but are not limited to:
 - a. Key Watershed Findings;
 - b. Goals and Objectives (such as reducing nutrient loading, protecting natural stream channels, education and outreach);
 - c. Minimize impervious areas and developing design standards for local implementation such as Low Impact Design to reduce the impacts of stormwater on water quality (see LID fact sheet attached)-- p. 28 of Guided Summary;
 - d. Work towards Riparian Buffer Overlay Zoning District (wetland and watercourse setbacks)-- P. 29 of Guided Summary;

- e. Focus on stormwater treatment at the beginning of site design-- p. 29 of Guided Summary;
- f. References use of DEP's 2004 Stormwater Quality Manual, p.29
- g. Apply development restrictions on steep slopes, p.29;
- h. Support education and outreach regarding the protection of the Niantic River Watershed.

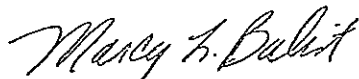
The NRWPP specifically notes that the NRWPP should be referenced for local land use plans and site reviews where applicable and this should be noted in the POCD as well. The draft POCD emphasizes land use options such as sensitive resource protection, cluster development, open space protection and agriculture support and protection. The NRWPP goals often dovetail well with these objectives and should be referenced accordingly or attached to the draft POCD. In fact, in an effort to improve water quality and resource protection throughout town (for areas outside the Niantic River watershed but within East Lyme), many of the goals of the NRWPP could and should be considered.

As an example of how these two plans dovetail well, the draft POCD recommends either controlling development with large lot zoning or alternatively developing a "minimum area of buildable land" in recognition of sensitive resources. This concept is well supported in the NRWPP in many respects. Also, P. 97 of the POCD supports a 100 foot tidal wetland setback. This concept is well supported in the NRWPP regarding riparian buffer setbacks. Further, many sidewalks are planned in the draft POCD. Use and inclusion of LID concepts for sidewalks into local zoning to minimize potential impacts to downstream water quality would also be consistent with both POCD and NRWPP objectives.

We hope these comments prove useful to the Commission. These comments are made in response to the review requirement contained in Section 22a-104(e) of the Connecticut General Statutes, which requires that notification be sent to the Commissioner of Environmental Protection at least 35 days prior to the commencement of the public hearing for such proposed revisions in accordance with Section 8-23. Once notified, our office is responsible for reviewing the proposal's consistency with the policies and criteria of Section 22a-101 and Section 22a-102(a) and 9b) of the Connecticut Coastal Management Act.

Should you have any questions on this letter or any other coastal management matter, please contact me at 424-3034 or Marcia.balint@po.state.ct.us

Sincerely,



Marcy L. Balint, Sr. Coastal Planner
Office of Long Island Sound Programs

MB/mb
Attachments

Agricultural Land Use in East Lyme

Compiled 11.30.2009 by CRDC member, Cynthia Reynolds

Measurements of agricultural land uses in town can be misleading, mostly because it often overlaps with other land uses as most farms also act as residences and/or businesses. It is therefore important to note how agricultural land use is being defined and measured.

This table expresses agricultural land uses as those based on raising/tending plants or animals for the purpose of production, food, or recreation.

A parcel fitting the above definition is counted as a single unit; meaning that the entire acreage of the parcel is calculated, not just the farmed area within the parcel. The exception to this are the leased lands on the Yale and Prison properties, of which only the agricultural fields visible on aerial imagery were calculated.

Parcels with agricultural land uses were determined by consultation with a small group of East Lyme farmers who had a comprehensive understanding of the town's agricultural community.

	# of Parcels	Acreage	Percent of Town Land
		22611	
Agricultural Land Use (Total Parcel Acreage)	93	3464	16%
Present farming activity	72	2137	10%
Fallow land	21	1327	6%
 Leased	 2	 155	 1%
 Privately Owned Parcel (total)	 91	 3309	 15%
Privately Owned (Farmed)	70	1982	9%
Privately Owned (Fallow)	21	1327	6%

