

EAST LYME PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, DECEMBER 1st, 2009  
MINUTES

FILED IN EAST LYME  
Dec 4, 2009 AT 3:35 PM  
J. Blais, etc  
EAST LYME TOWN CLERK

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

Chairman Picarazzi called this Regular Meeting of the Planning Commission to order at 7:25 PM after the two (2) previously scheduled Public Hearings. She noted that she had seated George McPherson, Alternate and Drew Kenny, Alternate at the table this evening.

**Pledge of Allegiance**

The Pledge was previously observed.

**I. Additions to the Agenda**

Ms. Picarazzi noted that there were no additions to the agenda this evening.

**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.*

Ms. Picarazzi called for Public Delegations.  
There were none.

**III. Approval of Minutes – Public Hearing Minutes of November 10, 2009  
Public Hearing I Minutes of November 17, 2009  
Public Hearing II Minutes of November 17, 2009  
Public Hearing III Minutes of November 17, 2009  
Regular Meeting Minutes of November 17, 2009**

Ms. Picarazzi called for any discussion or corrections to the Planning Commission Public Hearing Minutes of November 10, 2009.

**\*\*MOTION (1)**

Ms. Schwartz moved to approve the Planning Commission Public Hearing Minutes of November 10, 2009 as presented.

Ms. Schwartz seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Ms. Picarazzi called for any discussion or corrections to the Planning Commission Public Hearing I Minutes of November 17, 2009.

**\*\*MOTION (2)**

Mr. Sandford moved to approve the Planning Commission Public Hearing I Minutes of November 17, 2009 as presented.

Mr. McPherson seconded the motion.

Vote: 5 – 0 - 0. Motion passed.

Ms. Picarazzi called for any discussion or corrections to the Planning Commission Public Hearing II Minutes of November 17, 2009.

**\*\*MOTION (3)**

Mr. Sandford moved to approve the Planning Commission Public Hearing II Minutes of November 17, 2009 as presented.

Ms. Schwartz seconded the motion.

Vote: 4 – 0 - 1. Motion passed.

Abstained: Mr. McPherson

Ms. Picarazzi called for any discussion or corrections to the Planning Commission Public Hearing III Minutes of November 17, 2009.

**\*\*MOTION (4)**

Mr. Sandford moved to approve the Planning Commission Public Hearing III Minutes of November 17, 2009 as presented.

Mr. McPherson seconded the motion.

Vote: 5 – 0 - 0. Motion passed.

Ms. Picarazzi called for any discussion or corrections to the Planning Commission Regular Meeting Minutes of November 17, 2009.

Mr. Sandford suggested that these minutes be tabled to the next meeting.

**IV. Pending Applications**

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

Ms. Picarazzi noted that they had just closed this Public Hearing. She asked if they had other changes to make from the comments that they had received or if they were ready to approve it with the amendments that they had made from the previous version.

Mr. Goeschel noted that they had heard some comments on Chapter 5 however that is a chapter that will be amended in the future so those comments would be addressed and incorporated at that time. The same was true of other comments that had been received that involved Chapters that would be addressed at a later date commencing next year.

The Commissioners agreed that those were the comments that they had received.

**\*\*MOTION (5)**

Mr. Sandford moved to approve the 2009 Plan of conservation and Development as amended.

Ms. Schwartz seconded the motion.

Vote: 4 – 0 – 1. Motion passed.

Abstained: Mr. Kenny

The Commissioners thanked Mr. Goeschel for all of his hard work in coordinating and putting together the information from all of the various groups that had input to it.

**2. Application of KSK Associates LLC, applicant/owner for a proposed four-lot re-subdivision of 203 acres of land located on and east of Goldfinch Terrace adjacent to and between Interstate I-95 to the south and Egret Road to the west and the East Lyme/Waterford Town boundary to the northeast. Tax Assessor's Map 36, Lot 34 & 41.**

Ms. Picarazzi noted that they had just continued this Public Hearing until the January 2010 regular meeting of the Commission.

**Subdivisions (Approved and Under Construction)**

*(A list of approved subdivisions under construction will be posted on the Town web-site @ [www.eltownhall.com](http://www.eltownhall.com) under "Planning Commission". The Active Subdivision List will also be available upon request in the Land Use Office. This agenda item shall be reserved for items requiring administrative action by the Planning Commission for already approved subdivisions.)*

**V. Applications/Current Subdivision Approval/Construction Reports**

**1. Walnut Hill Chase, LLC – Request for a one-year extension of the conditional approval (expiration of current conditional approval March 25, 2010)**

Ms. Picarazzi asked Attorney Harris to provide some information on this request.

Attorney Harris explained that the current conditional approval is good through March 25, 2010 however, due to the extent and intensity of the infrastructure, and the state of the economy, they would not be getting started until after March 25, 2010. He said that he is asking for a one year extension as provided for in the regulations. The extension would then expire March 25, 2011.

Mr. Sandford asked about the Tinker House and the other house on the property and if they were occupied at this time.

Attorney Harris said that to his knowledge, they were not.

Mr. Goeschel said that the regulations provide for up to eight (8) one-year extensions of conditional approval.

**\*\*MOTION (6)**

Mr. Sandford moved to grant the request for a one-year extension of the conditional approval for Walnut Hill Chase, LLC – to expire March 25, 2011.

Mr. McPherson 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. New Business**

**1. Schedule Special Meeting for December Election of Officers**

Ms. Picarazzi asked if everyone was good with a meeting on December 8, 2009.

The consensus of the Commissioners was that they would have enough people to hold the meeting and that Mr. Goeschel would check with those who were not present and then file a Special Meeting Agenda for this purpose.

**VIII. Old Business**

There was none.

**IX. Reports**

**1. Chairman**

Ms. Picarazzi said that she wanted to thank everyone for the pleasure of working with them and that it not only has been a lot of fun for her, but she has learned a lot of things.

Mr. Sandford echoed the comments of the Commissioners in thanking Ms. Picarazzi for her service to them and to the Town and said that she would be missed.

**2. Zoning Representative**

There was no report.

**3. Regional Planning Commission Representative – Christopher Sandford, Luane Lange, Alternate**  
There was no report.

**4. Subcommittees**

- **Conservation Development by Design (CDD) Subcommittee Report**  
Mr. Goeschel said that they are nearing a subdivision regulation on this.

**5. Ex-Officio – Jack Hogan**

There were no comments.

**6. Staff/Communications**

Mr. Goeschel thanked Ms. Picarazzi for her service and all of her hard work on behalf of the Town.

**ADJOURNMENT**

**\*\*MOTION (6)**

Mr. Sandford moved to adjourn this Regular Meeting of the East Lyme Planning Commission at 7:52 PM.

Ms. Schwartz seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary