

**EAST LYME PLANNING COMMISSION
PUBLIC HEARING I
Tuesday, AUGUST 4th, 2009
MINUTES**

The East Lyme Planning Commission held a Public Hearing on the Application of Lombardi Inside/Out for a 2-Lot Re-subdivision of 3.57 acres at 4 Rocco Drive, Assessor's Map #44.0, Lot 19-19, R-40, on August 4, 2009 at Town Hall, 108 Pennsylvania Ave., Niantic, CT. Chairman Picarazzi opened the continued Public Hearing and called it to order at 7:00 PM.

PRESENT: Lisa Picarazzi, Chairman, Francine Schwartz, Secretary, Chris Sandford, Mike Bowers, Paul Dagle, Alvin Sher, Alternate

ALSO PRESENT: Fred Finn, LS, representing the applicant
John Lombardi, Applicant
Gary Goeschel, Planning Director
George McPherson, Alternate

ABSENT: Tom Perron, Drew Kenny, Alternate

Pledge of Allegiance

The Pledge was observed.

Public Hearing I

1. Lombardi Inside/Out Applicant, Owner, Application for a 2-Lot Re-subdivision of 3.57 acres at 4 Rocco Drive, Assessor's Map #44.0, Lot 19-19, R-40

Ms. Picarazzi introduced the members of the Commission to the public, noting that she had seated Alternate Member Alvin Sher at the table this evening. She noted that the Legal Ad had run in the Day on June 26, 2009 and July 3, 2009. She then called upon the applicant or their representative for their further presentation of the application.

Fred Finn, LS said that he is representing the applicant and recalled that there was one outstanding matter of the waiver on a section of the stormwater regulations and that they received today, a memo from Mr. Scheer, Town Engineer with the finding that they have met all of the exemption requirements as stated in 6-16-7 and therefore recommending that an exemption (waiver) for 6-16-1 through 6-16-6 be granted. Additionally, they have no problems with the other recommendations that were also made.

Mr. Goeschel noted that he had also given them a memo indicating that the detention system should be planted utilizing appropriate and aesthetically pleasing plantings. He also suggested that a maintenance plan be provided.

Mr. Sandford asked if there are bonds on this property.

Mr. Lombardi said that all of the time periods have passed for the bonds.

Mr. Dagle asked if they should assess a bond.

Mr. Finn noted that they are charting new territory bonding an individual lot / lot owner.

Mr. Sandford asked Mr. Goeschel if he is comfortable with the plan and the language.

Mr. Goeschel said yes and added that in his discussion with the Town Engineer that Mr. Scheer said that he is comfortable with the plan and feels that for what is being done, that what is being proposed is essentially overkill and is being designed above and beyond what would be needed.

Mr. Finn agreed that the system is designed above what would ever be needed.

Ms. Picarazzi noted that they had received correspondence dated 7/6/09 from Brad Kargl, Municipal Utility Engineer indicating that municipal water is available to this site. She also stated that Ledge Light Health District had indicated in a letter dated 7/1/2009 that Lots #7 and #20 are recommended acceptable and are to be served by municipal water and septic system.

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 applicant had anything to add at this time –
Mr. Finn said that he did not.

Ms. Picarazzi then asked if the Commissioners had any further questions at this time –
Hearing none –

Ms. Picarazzi closed this Public Hearing at 7:19 PM.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary