

East Lyme Planning Commission  
Workshop Meeting  
June 16, 2009

Present: Lisa Picarazzi  
Francine Schwartz  
Christopher Sandford  
George McPherson

Also Present: Brad Kargl, Municipal Utility Engineer  
Drew Kenny  
Art Carlson

Chairlady Picarazzi called the East Lyme Planning Commission Workshop Meeting of June 16, 2009 to order at 7:00 p.m. and seated alternate member George McPherson at the table.

The Pledge of Allegiance was observed.

I. Emergent Additions to the Agenda. There were no additions to the agenda.

II. Public Delegations. There was no discussion from members of the public.

III. Municipal Improvement Referrals (CGS 8-24) Water and Sewer Commission referral for general construction work for the temporary installation of water treatment and piping facilities to utilize the existing Darrow Pond bedrock wells during the summer of 2009.

Commission members received Memo dated June 5, 2009 from Brad Kargl, Municipal Utility Engineer, requesting review by the Planning Commission for a municipal improvement project that includes general construction work for the temporary installation of water treatment and piping facilities to utilize the existing Darrow Pond bedrock wells during the summer of 2009. This project is consistent with the Memorandum of Understanding between the Connecticut Department of Public Health and the East Lyme Water and Sewer Commission to implement measures to secure additional water supplies to meet the 2009 peak summer seasonal demands.

Mr. Kargle stated these are measures to secure an additional water supply. This will be temporarily installed about July 3 for two or three months of operation on weekends. After that the equipment will leave the site.

Ms. Picarazzi asked if he will pump to the existing water supply system? Mr. Kargle replied we will connect to the A-2 well with piping along the existing logging roads above ground.

Ms. Picarazzi asked if it will be running continually? Mr. Kargle replied it will run from Friday afternoon until Monday afternoon to meet the weekend deficit. The entire project will cost \$330,000 for the three summer months. The Town has a license agreement with the current owners. Permitting with DEP and the Department of Health will be needed. There will be a long term benefit in the future although additional environmental testing will need to be done. We hope to gain information from it. DEP is allowing it because of the dire straits the Town is in.

Mr. Sandford asked if it will impact any of the homes around the project? Mr. Kargle replied we want to pump 145,000 gallons per day over the weekend. DEP requires that we monitor to see if there is a potential impact. We plan to meet with residents on Mostow Road.

Ms. Picarazzi asked if this will become permanent in the future? Mr. Kargle replied it could potentially be a back up supply. Further study is needed by DEP.

Ms. Picarazzi asked what will the impact be on residents? Mr. Kargle replied this is one of the many conservation efforts. We are finishing completion of Well 2A. We are in the process of construction of Well 3B. We expect it to be running by mid-July.

This project has been discussed with the Town Planner.

MOTION: Chris Sandford moved that the Planning Commission supports the Water and Sewer Commission referral for general construction work for the temporary installation of water treatment and piping facilities to utilize the existing Darrow Pond bedrock wells during the summer of 2009. Seconded by Francine Schwartz. (4-0) Unanimous.

IV. Current Subdivision Approval/Construction Reports. Request of Gerwick Mereen Civil Engineering and Land Surveying on behalf of East Lyme Housing Venture, owners of the Orchards Subdivision, for a Bond Release for Phase I and III of the Orchards Subdivision.

MOTION: Chris Sandford moved to table item IV of this evening's agenda. Seconded by Mr. McPherson. (4-0) Unanimous

#### V. Plan of Conservation and Development.

A. Plan of Conservation and Development (POCD) Update of Steering Committee Public Workshop. Ms. Picarazzi reported the Steering Committee met on June 15. Mr. Minuitti gave a synopsis of the entire project and his recommendations.

Mr. Kenny felt the Planning Commission should be aware of how the LUV Study is concluded.

Ms. Picarazzi informed the Commission that Mr. Minuitti suggested agriculture for the north end of Town, with housing by special permit.

Mr. Kenny stated Mr. Minuitti had several recommendations on zoning the northern part of town. He suggested preliminary meetings with the developer prior to his submitting his plan.

Ms. Picarazzi reported the Steering Committee adopted his recommendations. He will meet with the Steering Committee in September.

Mr. Kenny suggested inviting Mr. Minuitti to a meeting of the Planning Commission. Ms. Picarazzi agreed to meet with Gary Goeschel to discuss the possibility of Mr. Minuitti making a presentation to the Planning Commission.

The Steering Committee discussed various sections of the POCD that were written.

B. Art Carlson, Chairman of East Lyme Commission for the Preservation of Natural Resources final report on Open Space Plan. Mr. Carlson presented the Planning Commission with his final report. He discussed maps showing Perceived Open Space, Existing Open Space and Institutional Lands, Existing Open Space, Natural Resources Elements, Major Watershed and Aquifer, 2002 Land Covered with Percentage of Impervious Surface by Major Watershed, Open Space Plan and Stratified Drift Aquifer, Open Space Plan and Proposed Foot Paths and Open Space Vision.

He stated the Town does not have as much open space as it perceives.

Ms. Picarazzi asked if the Yale property is open to the public. Mr. Carlson replied it is a private camp.

He used the following point system:

- Aquifer – 5 points
- Water Access – 4 points
- Agricultural Lands – 4 points
- Active Passive Recreation – 3 points
- Forest Block/Greenway – 2 points
- Unique Geological Factors – 2 points
- Cultural/Historical – 2 points
- Biodiversity/NDDDB – 2 points

Mr. Carlson stated every drop of water is important. Open space provides a recreational vehicle which is important for our mental health.

Mr. Carlson informed the Commission that the Pattagansett watershed is 9% paved over.

Mr. Carlson recommended when property becomes available buying it, buying development rights or accepting it as a gift. He suggested sending a letter to locations he listed asking them to give the Town the right of first refusal if at any time they decide to put their property on the market.

Mr. Sandford asked if there is money available? Mr. Carlson replied there is \$250,000 set aside for Open Space over the next three years. He recommended that the Selectmen have an Open Space Committee consisting of ten individuals. He felt the Town would save money by buying open space. No services are required for open space.

Ms. Picarazzi asked how can this plan be put in place? Mr. Carlson suggested that the Planning Commission needs to adopt it as part of the POCD. He asked that it be an Appendix.

Mr. Picarazzi agreed to request Gary Goeschel to schedule a Public Hearing on this matter. Mr. Carlson agreed to provide a report with maps for each Planning Commission member.

C. Proposed draft language prepared by the POCD Steering Committee. Steering Committee members have sent comments to Gary Goeschel.

D. Project Timeline. POCD Steering Committee members received a Timeline from Mr. Minuitti.

MOTION: Mr. Sandford moved to adjourn the June 16, 2009  
Planning Commission Workshop Meeting at  
8:50 p.m. Seconded by Mr. McPherson. (4-0)  
Unanimous.

Respectfully submitted,

Frances Gheri, Substitute Recording Secretary