

**East Lyme Planning Commission  
Workshop Meeting  
August 18, 2009**

Present: Michael Bowers  
Christopher Sandford  
George McPherson  
Drew Kenny

FILED IN EAST LYME TOWN  
CLERK'S OFFICE

*Aug 20* 20 *09* at *10:40* (AM)  
PM

*Eth B Williams*

EAST LYME TOWN CLERK

Also Present: Gary A. Goeschel, II, Director of Planning  
Theodore A. Harris, Esq.

As Planning Commission Chairman, Lisa Picarazzi and Co-Chair, Francine Schwartz were absent this evening, Commissioner Christopher Sandford appointed Michael Bowers as Acting Chairman.

Acting Chairman, Michael Bowers called the East Lyme Planning Commission Workshop Meeting of August 18, 2009 to order at 7:04 p.m. and seated alternate members George McPherson and Drew Kenny.

The Pledge of Allegiance was observed.

**I. CURRENT SUBDIVISION APPROVAL/CONSTRUCTION REPORTS.**

- A. Request of John Aldi on behalf of Upper Pattagansett #2, Inc. owners of the Hathaway Farms, aka Sunny Fields subdivision for a Bond Release. Gary Goeschel, Director of Planning, reported the paperwork on this matter is incomplete, and he recommends tabling this request.

MOTION: Mr. McPherson moved to table the request of John Aldi on behalf of Upper Pattagansett #2, Inc. owners of the Hathaway Farms, aka Sunny Fields subdivision for a Bond Release. Seconded by Mr. Sandford. (4-0) Unanimous

- B. Request of Theodore A. Harris on behalf of The Orchards, Phase III, for acceptance of the public improvements, including the road of The Orchards, Phase III.

Commission members reviewed Memorandum dated August 18, 2009 from Gary A. Goeschel II, Director of Planning, regarding the request of Theodore A. Harris on behalf of The Orchards, Phase III, for acceptance of the public improvements, including a portion of the Arbor Crossing and Pear Grove in its entirety known as Phase III of the Orchards Subdivision. He received confirmation from Mr. Kargl, Municipal Utility Engineer that the construction of water and sewer utilities for Phase III of the Orchards Subdivision has been constructed in accordance with the East Lyme Water and Sewer Commission requirements. He also received confirmation from Mr. Scheer, Town Engineer, that public improvements associated with Phase III of the Orchards Subdivision have been completed to Town standards. Mr. Goeschel inspected the trail system and found it was completed as proposed. Mr. Goeschel's memorandum recommended that the Planning Commission

accept Phase III as a Town road, subject to final approval of all conveyance documents by Town Counsel.

MOTION: Mr. Sandford moved that the East Lyme Planning Commission of the Town of East Lyme accepts a portion of Arbor Crossing and Pear Grove in its entirety (also known as Phase III) as a Town Road upon conveyance of said land and appurtenances to the Town of East Lyme and subject to final approval by Town Counsel of all conveyance documents. Seconded by Mr. McPherson. (4-0). Unanimous.

## II. PLAN OF CONSERVATION AND DEVELOPMENT.

Alvin Sher arrived at 7:10 P.M.

A. Plan of Conservation and Development (POCD) Update Status and Project Timeline. Mr. Goeschel stated his goal is to prepare more information on Land Use. A final report is needed from Mr. Minuitti.

B. Proposed draft language prepared by the POCD Steering Committee.

i. Commercial Land Use.

The Commission reviewed recommendations on Commercial Land Use.

ii. Industrial Land Use.

The Commission reviewed recommendations on Industrial Land Use.

iii. Open Space.

Mr. Goeschel reported Art Carlson and Peter Minuitti gave presentations on an Open Space Plan. Mr. Goeschel is working on draft language integrating the two studies.

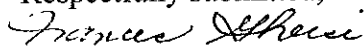
Mr. Sher asked if both plans will be appendices in the POCD? Mr. Bowers suggested that this Commission correspond with the Board of Selectmen stating this Commission accepts both studies and would like to include them as appendixes to the POCD.

iv. Other Sections or Related Issues/Concerns as Time and Discussion Dictates.

Mr. Goeschel felt the Affordable Housing Plan may also be an appendix to the POCD.

MOTION: Mr. Sandford moved to adjourn the August 18, 2009, Planning Commission Workshop Meeting at 7:30 p.m. Seconded by Mr. McPherson. (5-0). Unanimous.

Respectfully submitted,



Frances Gherse, Substitute Recording Secretary