

**EAST LYME PLANNING COMMISSION
REGULAR MEETING
Tuesday, JUNE 2nd, 2009
MINUTES**

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

ALSO PRESENT: Gary Goeschel, Planning Director
George McPherson, Alternate

ABSENT: Tom Perron, Drew Kenny, Alternate

Chairman Picarazzi called this Regular Meeting of the Planning Commission to order at 7:03 PM. She noted that she had seated Alvin Sher, Alternate at the table.

Pledge of Allegiance

The Pledge was observed.

I. Emergent Additions to the Agenda

Ms. Picarazzi indicated that there was an item to add to the agenda under Zoning Referrals – Mary Sanchez Quality Homes LLC for Affordable Housing at Scott Road, East Lyme, CT.

****MOTION (1)**

Mr. Dagle moved to add to the agenda under Zoning Referrals – Mary Sanchez Quality Homes LLC for Affordable Housing at Scott Road, East Lyme, CT.

Mr. Bowers seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

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 – Regular Meeting Minutes of May 5, 2009
Workshop Minutes of May 19, 2009**

Ms. Picarazzi called for any discussion or corrections to the Planning Commission Regular Meeting Minutes of May 5, 2009.

Ms. Schwartz asked that the word ‘consistent’ on Page 3 in Motion (5) have a ‘T’ added to it.

****MOTION (2)**

Mr. Sandford moved to approve the Planning Commission Regular Meeting Minutes of May 5, 2009 as amended.

Mr. Dagle seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Ms. Picarazzi called for any discussion or corrections to the Planning Commission Workshop Minutes of May 19, 2009.

****MOTION (3)**

Mr. Dagle moved to approve the Planning Commission Workshop Minutes of May 19, 2009 as presented.

Mr. Bowers seconded the motion.

Vote: 5 – 0 – 1. Motion passed.

Abstained: Mr. Sandford

Pending Applications

- 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 (Recv'd. 6/2/09)**

Mr. Goeschel noted that he had scheduled this for Public Hearing on July 7, 2009.

Subdivisions (*Approved and Under Construction*)

(A list of approved subdivisions under construction will be posted on the Town web-site @ 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.)

IV. Applications/Current Subdivision Approval/Construction Reports

- 1. Request of Niantic Real Estate Limited Liability Company and New England National LLC for a reduction of Bond with respect to Nottingham Hills, Phase III.**

Mr. Sandford recused himself from discussion on this item and left the table.

Mr. Goeschel noted that since the access road does not have to be constructed as such that they are requesting a reduction of \$30,000 for the emergency egress portion. The bond that they are holding is currently at \$233,000.

****MOTION (4)**

Mr. Dagle moved to approve the request of Niantic Real Estate Limited Liability Company and New England National LLC for a reduction of Bond in the amount of \$30,000 with respect to Nottingham Hills, Phase III.

Ms. Schwartz seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

(Note: Mr. Sandford returned to the table.)

- 2. Request of Gerwick Mereen Civil Engineering and Land Surveying on behalf of East Lyme Housing Ventures, owners of the Orchards Subdivision, for a final bond release for Phase I of subdivision, as well as the bond for the off-site sewer improvements on Boston Post Road.**

Ms. Schwartz recused herself from discussion on this item and left the table.

Mr. Goeschel explained that he had worked with the Town Engineer on this and they determined that the bond can be reduced from \$1,750,000 to \$1M (a \$750,000 reduction). He noted that they would most likely come in for further reduction as they complete more of this. He added that there was also a remediation project bond amount of around \$400,000 which would be retained within the \$1M that is being held.

Attorney Harris said that they are doing two things this evening – reducing the bond but also fully bonding Phase VA for the lots to be sold.

****MOTION (5)**

Mr. Bowers moved to approve the request of Gerwick Mereen Civil Engineering and Land Surveying on behalf of East Lyme Housing Ventures, owners of the Orchards Subdivision, for a bond reduction from \$1,750,000 to \$1M.

Mr. Sandford seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

(Note: Ms. Schwartz returned to the table.)

V. Zoning Referrals (CGS 8-3a)

1. Application of Jeffrey McNamara, Agent for Mary Sanchez Quality Homes, LLC for Affordable Housing at Scott Road, East Lyme.

Mr. Goeschel explained that this had just come in and that he is waiting on some more information. He said that they would therefore discuss it at their workshop meeting on June 16, 2009.

VI. 8-24 Referrals (Municipal Improvements)

There were none.

VII. New Business

There was none.

VIII. Old Business

1. POCD Update

Mr. Goeschel said that he had a draft on agriculture that had been dropped off this morning and that he would have some language on the open space plan for the workshop meeting.

- **Proposed draft language prepared by the POCD Steering Committee**

Mr. Goeschel said that he was expecting a lot of information to be coming in the near future.

- **Goals & Objectives**

A copy of this was in the packets.

- **Green Energy (Renewable Energy)**

A copy of this was also in the packets.

- **Mission Statement**

Mr. Goeschel said that he had asked Mr. Miniutti to look this over and that he had made some changes that he felt would be appropriate, to this item.

- **Revised Timeline**

Mr. Goeschel said that he hopes to have this to them for their next meeting and to incorporate the three chapters. He further noted that the open space plan has been finalized by the Natural Resources Commission.

Ms. Picarazzi asked that they set up a skeleton of what they would like the various parts to look like as in reading the different drafts that they have received from many people, all of them are written in a different way and they do not appear to go together. She suggested that they have an: 1.) Intro-definition and small background on the topic if appropriate; 2.) Existing conditions or current status in East Lyme; 3.) Goals and objectives (directions on how to get where they hope to be) and 4.) Recommendations.

Mr. Dagle said that he felt that they should have three areas and keep it fairly tight.

Mr. Bowers said that he agreed with the background information aspect.

Mr. Sandford said that he could go with the four areas if appropriate although in some instances it may not be – he noted the Green Energy draft and the draft on agriculture regarding products from other countries. He said that he was not certain that some of that information was relevant.

Mr. Goeschel said that he had anticipated doing a final review on all of the sections so that they would all read in the same way and be cohesive. He noted that he is not sure that he will have the time to do that at this point although he anticipates that the Steering Committee is about ready to pass them a lot of

information for their review and editing. If so, and if time allows he would be able to help with making the writing cohesive.

IX. Reports

1. Chairman

Ms. Picarazzi said that she had recently attended a seminar in Berlin, CT with Mr. Peck and obtained some interesting information. One Town representative spoke about a sidewalk implementation program; another person from Guilford spoke about a handbook that they have for prospective developers so that they will know the process that they need to follow and where to go for what information and in what order; another spoke about low impact development designs and lastly someone spoke on a one-shot deal on 'transfer of development rights'.

2. Zoning Representative

There was no report.

3. Regional Planning Commission Representative – Christopher Sandford, Luane Lange, Alternate

Mr. Sandford noted that there had been no meeting since the last report.

4. Subcommittees

- Conservation Development by Design Subcommittee Report

Mr. Goeschel said that they had been working on shoring up the zoning regulation piece on maximum vs. minimum lot sizes. Otherwise, they are still moving along on this.

5. Ex-Officio – Jack Hogan

There was no report.

6. Staff/Communications

Mr. Goeschel said that he did not have anything further to report.

Mr. Sandford said, for the record that he wanted to thank Mr. Goeschel for all of his hard work and efforts on their behalf in getting everything up, running and organized.

The Commissioners echoed Mr. Sandford's appreciation for Mr. Goeschel's efforts.

ADJOURNMENT

****MOTION (6)**

Mr. Sandford moved to adjourn this Regular Meeting of the East Lyme Planning Commission at 8:20 PM.

Ms. Schwartz seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary