

# EAST LYME PLANNING COMMISSION

MEETING OF TUESDAY, NOVEMBER 16, 2010  
East Lyme Town Hall, 108 Pennsylvania Avenue,  
East Lyme, Connecticut  
Upper Meeting Room  
7:00 P.M

## AGENDA

Michael Bowers, Chairman  
George McPherson, Secretary

FILED IN EAST LYME TOWN  
CLERK'S OFFICE

Nov 9 20 10 at 1:25 AM PM

*Esther B Williams*

EAST LYME TOWN CLERK

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

- I. ADDITIONS TO THE AGENDA
- 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 and in-house proposals or general topics of discussion 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.*
- III. APPROVAL OF MINUTES
  - A. Minutes of October 19, 2010 Public Hearing Meeting
  - B. Minutes of October 19, 2010 Regular Meeting
- IV. PUBLIC HEARINGS -
  - A. **The Town of East Lyme, Applicant**, The Town of East Lyme 2009 Plan of Conservation and Development (POCD) Amendments to Chapter 5, Section 5.1 Open Space and Chapter 3, Section 3.3 Mixed Use/Affordable Housing.
  - B. **The Town of East Lyme, Applicant**, Application for Subdivision Regulation Amendments and Changes.
  - C. **Pazz Construction LLC, Applicant/Owner**, Application for a proposed 3-lot Subdivision of 3.65 acres located at 41 Scott Road, East Lyme, Connecticut, Tax Assessor's Map# 29.0, Lot# 20-1; and a request for a waiver of Section 6-16 of the Subdivision Regulations.
  - D. **New England National LLC, Applicant/Owner**, Application for a proposed 2-lot Re-Subdivision of 46.95 acres of property having frontage on and located between 241 and 233 Upper Pattagansett Road, East Lyme, Connecticut, Tax Assessor's Map# 39.0, Lot# 10-1; with a request for the substitution and re-subdivision of previously designated open space to create one additional proposed lot of record located at the terminus of Kensington Drive and north of Upper Kensington Drive, East Lyme, Connecticut, Tax Assessor's Map #40.0, Lot #14-1; and a request for a waiver of Section 6-16-1 through 6-16-6 of the Subdivision Regulations.

V. PENDING APPLICATIONS -

- A. **The Town of East Lyme, Applicant,** The Town of East Lyme 2009 Plan of Conservation and Development (POCD) Amendments to Chapter 5, Section 5.1 Open Space and Chapter 3, Section 3.3 Mixed Use/Affordable Housing.
- B. **The Town of East Lyme, Applicant,** Application for Subdivision Regulation Amendments and Changes.
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VI. CURRENT SUBDIVISION APPROVAL / CONSTRUCTION REPORTS -

VII. ZONING REFERRALS (CGS 8-3A) -

- A. **Application of The Town of East Lyme Zoning Commission,** to amend the East Lyme Zoning Regulations Section 1.38 Definitions and Section 23 Conservation Design Development which are being modified in support of the new Subdivision Regulations promoting cluster development in our community. (Public Hearing December 9, 2010).
- B. **Application of The Town of East Lyme Zoning Commission,** to amend the East Lyme Zoning Regulations by adding a new section entitled "Incentive Housing Zone Regulations Section 33" and proposed zoning map amendments to create two incentive housing zone overlay zones: A Midway Incentive Housing Zone, further identified as 170 Flanders Road, Assessor's Map 26.3, Lot 11; A Niantic Village Incentive Housing Zone, more particularly identified as three sub-zones as follows: (Public Hearing November 18, 2010)
  - i. Niantic Village, Hope Street Incentive Housing Zone: 27 Hope Street, Assessor's Map 12.1, Lot 98; 23-25 Hope Street, Assessor's Map 12.1, Lot 97; and approximately one half of 267-283 Main Street, Assessor's Map 12.1, Lot 103.
  - ii. Niantic Village, Main Street -North, Incentive Housing Zone: 329 Main Street, Assessor's Map 12.1, Lot 1; 325 Main Street, Assessor's Map 12.1, Lot 2; 321 Main Street, Assessor's Map 12.1, Lot 3; 315 Main Street, Assessor's Map 12.1, Lot 4; 8 Methodist Street, Assessor's Map 12.1, Lot 5; 10 Methodist Street, Assessor's Map 12.1, Lot 6; 12 Methodist Street, Assessor's Map 12.1, Lot 7.
  - iii. Niantic Village, Main Street - South, Incentive Housing Zone: 326 Main Street, Assessor's Map 12.1, Lot 123; 316 Main Street, Assessor's Map 12.1, Lot 122; 312 Main Street, Assessor's Map 12.1, Lot 121.

VIII. MUNICIPAL IMPROVEMENT REFERRALS (CGS 8-24) – None

IX. OTHER BUSINESS

A. New Business

1. Meeting Schedule for 2011

B. Old Business

X. REPORTS

A. Chairman

B. Zoning Representative

C. Regional Planning Commission Representative

D. Sub-Committees

1. Sustainable Development and Climate Adaptation Subcommittee

E. Staff/Communications

F. Ex-Officio

ADJOURNMENT

COMMISSION MEMBERS

Regular Members: Michael Bowers, George McPherson, Francine Schwartz,  
Christopher Sandford, Brian Schuch, Mark Mangelinkx,

Alternates: Joan Bengtson, Frank Balantic, Brian Bohmbach

Ex-Officio: John E. Hogan - Selectman