

EAST LYME PLANNING COMMISSION
PUBLIC HEARING II
Tuesday, NOVEMBER 16th, 2010
MINUTES

NOV 22 20 10 at *10:00* ^{AM} _{PM}
Esther B Williams

EAST LYME TOWN CLERK

The East Lyme Planning Commission held a Public Hearing on it's own Subdivision Regulation Amendments and Changes to Sections 1 through 11 and Appendices as applicable on November 16, 2010 at Town Hall, 108 Pennsylvania Ave., Niantic, CT. Acting Chairman McPherson opened the Public Hearing and called it to order at 7:16 PM after the previously scheduled Public Hearing.

PRESENT: George McPherson, Acting Chairman, Francine Schwartz, Frank Balantic, Alternate, Brian Bohmbach, Alternate

ALSO PRESENT: Attorney Mark Block, Town Counsel
Gary Goeschel, Planning Director

ABSENT: Mike Bowers, Chairman, Mike Mangelinkx, Chris Sandford,
Brian Schuch, Joan Bengtson, Alternate

Pledge of Allegiance

The Pledge was observed.

Acting Chairman McPherson noted that he had seated Frank Balantic Alternate and Brian Bohmbach, Alternate at the table this evening.

Public Hearing I

1. Application of the Town of East Lyme Planning Commission for Subdivision Regulation Amendments and Changes to Sections 1 through 11 and Appendices as applicable.

Mr. McPherson noted that this encompasses various changes that they have discussed and worked on for some time now. He asked if the Commissioners had any comments –
Hearing none –

Mr. McPherson then called for any comments from the public –

Lisa Picarazzi, 14 Oak Hill said that she was speaking as a member of the CDD (Conservation Development by Design) Subcommittee and that she endorses the adoption of these changes. She explained that they met for well over a year discussing the CDD and researching best management practices in development which allow for the preservation of open spaces and making best use of the land while still allowing for appropriate development. She noted as an example - that the newer Bride Brook Road houses are visible from the highway and that they do not have any trees to form a barrier for them. The design is dry and barren and not in line with current regulations. With the new regulations this type of development would not have been allowed to be left in the manner that it is. She said that she felt that these changes will be a bonus to everyone involved. She urged them to approve them.

Mr. Goeschel noted that he had referred the changes to OLISP who sent back a note commending them for proposing low-impact development. The Town of Salem had also sent along comments although they tended to be more on the grammatical end rather than the practical in terms of development and regulation changes. He recommended that they continue this public hearing to their next meeting to allow for more comments and for the rest of the Commissioners who were unable to attend this evening to comment and further discuss the changes.

Mr. McPherson asked if anyone had any other comments –
Hearing none –

He called for a motion to continue this Public Hearing –

****MOTION (1)**

Ms. Schwartz moved to continue this Public Hearing to the December 7, 2010 meeting of the Commission.

Mr. Balantic seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

Mr. McPherson adjourned this Public Hearing at 7:30 PM and continued it to the December 7, 2010 meeting of the Commission.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

TOWN OF EAST LYME SUBDIVISION REGULATIONS

Executive Summary of Changes

Enclosed is "black-line" comparison of the proposed regulations and the current regulations. The comparison identifies the text to be deleted in red and the new text in blue. In addition, the following summarizes the proposed revisions and amendments to East Lyme Subdivision Regulations:

Section 1-Title, Purpose, and Authority: as it relates to the Purpose – of providing open spaces and environmental protection through the use of Conservation Development by Design Subdivision (otherwise known as cluster subdivision);

Section 2-Definitions: as it relates to adding definitions of Conservation Design Development, Conservation Design Development Subdivision, Record Subdivision Plan, Pre-Application Sketch Plan, and Subdivision Plan;

Section 3-General Requirements: as it relates to formatting and moving sections generally considered as General Standards such as "Conformity with Zoning" and "Changes in Subdivision or Zoning Regulations" from its previous location in Section 4 – Application Submission Procedure and adding provisions for Private Residential Streets or Roadways;

Section 4-Applicaton Submission Requirements: as it relates to the requiring the submission of a pre-application sketch plan, application submission requirements including various design reports, and applicable commission /agency reviews;

Section 5-Required Maps and Plans: as it relates to the required map standards for a pre-application sketch plan and a subdivision plan including subdivision plan submission requirements which consist of the following elements: Site Context Map, Existing Resources and Site Analysis Plan, Preliminary Resource Impact and Conservation Plan, Subdivision Improvements Plan/Construction Plan, Stormwater Management Plan, Grading Plan, Erosion and Sedimentation Control Plan and the various design reports/studies set forth in Section 4 of the proposed regulations.

Attachment Planning Q4 11 11/16/2010 x outlines changes

Section 6-Site Design Standards: as it relates to the purpose and contextual priorities in which subdivisions shall be designed, density increases, lot design specifications, public and private street and roadway design specifications, public and private sidewalk design specifications, reserve strips, street light, street sign, and street tree specifications, landscaped buffers, and surety requirements.

Section 7- Open Spaces and Easements: as it relates to the general requirement of requiring the provisions of this Section for the subdivision of any parcel of 10-acres or more in area or any subdivision of 4 or more lots and the discretion to apply the provisions of this Section to subdivisions of less than 4-lots. Previously, Open Space and Easements criteria were identified in Section 10.

Section 8- Subdivision Improvement Specifications: as it relates to formatting and Improvement specifications for streets including street base construction, street surfacing, public and private sidewalks, street lighting, street signs, drainage, water and sewerage systems, underground utilities, fire protection and private streets and roadways. Previously, Subdivision Improvement Specifications were identified in Section 7.

Section 9- Assurances for Completion and Maintenance of Improvements: as it relates to bonding requirements, erosion and sedimentation control bonds, bond form, bond releases, maintenance bonds, and maintenance service to be provide to subdivision residents on unaccepted streets. Previously, the Assurances for Completion and Maintenance of Improvements were identified in Section 8.

Section 10- Supervision of Improvements: as it relates to the inspection of proposed streets, public water system, and erosion and sedimentation controls. Previously, the Supervision of Improvements criteria were identified in Section 9.

Section 11- Enforcement: as it relates to formatting.

Appendices- as it relates to formatting and fee schedule, State of Connecticut Fee increase.