

Plan of Conservation and Development Steering Committee
Meeting Minutes of May 12, 2009

Present: Bob Bulmer, Chairman
Lisa Picarazzi, Chairlady of Planning Commission
Gary Goeschel, Planning Director
David Zoller

Also Present: Peter Miniutti
Joe Bivona
Cynthia Angelillo
Jane Dauphinais
Beverly Picazio
Paul Kramm
Barbara Johnston
Charles Ambulous
Steve Santino
Richard Gada
John Jensen
Ed and Candy Shapiro
Creig Petersen
Norm LaFleur
Jane Dauphinais
Drew Kenny

FILED IN EAST LYME TOWN
CLERK'S OFFICE
MAY 14 20 09 at 11:10 AM PM
Esther B. Williams
EAST LYME TOWN CLERK

Chairman Bulmer called the Plan of Conservation and Development Steering Committee Public Workshop Meeting of April 13, 2009 to order at 7:10 p.m.

1. Peter Miniutti, Director of Community Research & Design Collaborative and Associate Professor of the University of Connecticut, will provide an overview, display and presentation of mapping, previous workshop results, discussion of smart growth principals, public participation exercises and discussion of implications.

Mr. Miniutti stated this is the second Public Workshop they have held. He would like those present to work together to determine where they want to see land developed and how they want it developed. There are two approaches to be used: the old school approach and new school approach.

Ms. Angelillo stated thirty residents attended the first Public Workshop. We are looking for opinions and feedback to determine how the Town feels about various issues. Residents identified six good views and six bad views in Town. The good views were natural images and the negative views were cultural features such as Millstone, Rt. 161 strip development and the I-95 corridor.

Mr. Bivona reported citizens felt there are three major districts in Town: Niantic and two categories of Flanders.

When residents were asked what makes a New England character 101 words or phrases were given.

The conclusion was residents like cultural elements, although not the ones in Town. The desired New England character is difficult to build with existing regulations. UCONN would like to know how much New England development is wanted by residents.

Mr. Miniutti stated post WW II Planning and Zoning common law gave the right of an individual to use their land as they pleased as long as they do not create a nuisance for neighbors. A law was provided to limit that use in order to promote the health and well being of individuals. Zoning used the law use to promote the health, safety, morals and general welfare of the community. Views of sprawl were shown.

Pre-zoning regulations showed Pennsylvania Avenue with a New England character. A trolley was used for transportation. There was a train stop in East Lyme. There was a village atmosphere.

EPA has ten guidelines for Smart Growth: mixed land use, compact building design, housing opportunities and choices for a range of household types, family size and incomes, create workable neighborhoods, attractive communities with a strong sense of place, reinvest in and strengthen existing communities and achieve a more balanced regional development and provide a variety of transportation choices.

Jane Dauphinais distributed copies of an affordable housing draft plan, which she would like to see incorporated in the Plan of Development. She stated one in five East Lyme residents are over-burdened with housing costs. The oldest part of Town is run down. She felt this is an opportunity for redevelopment. She hoped the Town will be open-minded about mixed use.

The group was asked to work in teams of three and work with maps provided to show UCONN where they would like to see development. Two methods were used: "Old School", which uses traditional two acres residential zoning, segregation and separation of land uses. Whereas the second method, "New School", which would use one acre residential zoning, allow mixed land uses, and multiple stories. The "New School" would preserve 50% of the available buildable land as open space and the other 50% for residential and commercial uses.

Mr. Jensen asked when did Zoning start in Town and when did Zoning begin in the nation? Mr. Goeschel replied it began in East Lyme in 1948-1950. Mr. Miniutti indicated it started in the nation primarily after WWII.

Mr. Jensen asked what was the driving force to have Zoning regulations? Mr. Miniutti replied the health, safety and welfare of the people.

Ms. Picarazzi felt part of the reason was the automobile. Individuals moved away from the cities. Without cars people had to live in the cities.

Mr. Miniutti stated mixed use could be an in-law apartment. He felt a little bit of commercial development is good. He indicated the Town is approximately 22,336 acres and there are approximately 6,000 available acres, which can be built on.

Mr. Miniutti asked if residents wish to see more commercial development. It was felt commercial development would be good for the tax base. He asked if there was a place for affordable housing. It was felt there was.

Mr. Miniutti asked if those present felt in house businesses were good for the Town? Mr. Jensen felt each of these businesses should be decided on a case by case basis.

Ms. Dauphinais felt none of the "New School" did anything with infill in the old industrial park. Mr. Zoller stated they were limited to potential development. Mr. Jensen stated we excluded areas already developed. Mr. Kenny felt New School makes our resources more valuable and efficient.

MOTION: Gary Goeschel moved to adjourn the May 12, 2009,
Plan of Conservation and Development Steering
Committee Public Workshop Meeting at 9 p.m. Seconded by
Lisa Picarazzi. (4-0) Unanimous.

Respectfully submitted,

Frances Gherzi, Recording Secretary