

**EAST LYME PLANNING COMMISSION
WORKSHOP MEETING
Tuesday, JULY 21st, 2009
MINUTES**

PRESENT: Francine Schwartz, Acting Chairman, Mike Bowers, Paul Dagle,
Chris Sandford, Drew Kenny, Alternate, Alvin Sher, Alternate

ALSO PRESENT: Gary Goeschel, Planning Director

ABSENT: Lisa Picarazzi, Chairman, Tom Perron, George McPherson,
Alternate

Acting Chairman Schwartz called this Workshop Meeting of the Planning Commission to order at 7:05 PM and seated Drew Kenny, Alternate and Alvin Sher, Alternate at the table this evening.

Pledge of Allegiance

The Pledge was observed.

I. 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 IV.) and in-house proposals or general topics of discussion (Item VII.) 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. Schwartz called for Public Delegations.

There were none.

(Please note that there was some technical difficulty with the tape and a good hour of the meeting is not available on tape)

II. Current Subdivision Approval/Construction Reports

◆ **Request of Joan C. Molloy, Esq. on behalf of Housewright Development Inc., owners of the Bride Brook Subdivision, for a Bond Reduction**

Mr. Goeschel noted that they had a request letter in their packet and that the Town Engineer had informed him that they could reduce the bond that they are holding by \$100,000. He said that they appear to have some differing information on the exact amount (\$35,000?) however the recommendation was to hold the soil and erosion control bond at the current value and reduce the Public Improvement portion so that they will have \$105,000 that would continue to be held.

****MOTION (1)**

Mr. Dagle moved on the request of Joan C. Molloy, Esq. on behalf of Housewright Development Inc., owners of the Bride Brook Subdivision for a bond reduction to reduce the Public Improvement bond by \$100,000 and to hold the Soil and Erosion Control bond at its current value.

Mr. Bowers seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

III. Plan of Conservation and Development

- ◆ **Peter Miniutti, Director of the Community Research & Design Collaborative and Associate Professor of the University of Connecticut, presentation of Land of Unique Values (“LUV”) Study findings and discussion of implications.**

Mr. Miniutti synopsized the study findings and answered any questions that the Commissioners had regarding the findings.

- ◆ **Art Carlson, Chairman of EL Commission for the Preservation of Natural Resources final report on Open Space Plan.**

Mr. Goeschel noted that they would not hear from Mr. Carlson this evening however, the Open Space Plan final draft was ready to go to Public Hearing on August 4, 2009 to gather public input. He noted that they had made a motion to send it to Public Hearing.

Mr. Miniutti noted that they had reviewed the Open Space Plan and that it differs from their study as they identify perhaps three to five parcels in Town and for the rest, they say that if the Town wants to buy others – then fine – and if not – then they could be sold to developers. He said that Art Carlson is trying to identify every possible whole parcel for open space and he is not sure of how practical that is as it does not leave any room for any type of negotiation.

Mr. Bowers asked if there was a right of first refusal or what in Art’s plan.

Mr. Goeschel said that there are also recommendations for a right of first refusal and also a suggestion that the property could be gifted to the Town should the owners decide to do so. He said that he would work closely with Mr. Miniutti over the next couple of weeks on that land use portion and get them tied up.

Mr. Miniutti explained the mapping, the lots and farm and other soil types as well as prototypes of various styles of subdivisions in other areas of the State which incorporate conservation, farming, agricultural and local private and Town road features. He presented various subdivisions that incorporated farming and agricultural use as well as affordable units. Components included stone walls, mature trees, community greens, recreation, regular and affordable units, age-restricted housing, and proximity to local establishments. He explained that once they know that a parcel is going to be developed that is the time for the various departments to get together to negotiate objectives that they would like to see incorporated into the site. He stressed that once the developer has engaged an engineer to do plans, that it is too late as they are not about to incorporate things after the fact.

Mr. Sandford asked if they marked items on a map from a historical perspective.

Mr. Miniutti said yes. He added that they also have mapped the active farms so that those areas are identified.

Mr. Dagle commented that he found all of this information interesting and full of ‘good stuff’ and hopes that a lot of people come to the public hearing so that they can see it.

Mr. Goeschel added that the maps that Mr. Miniutti has been working on will also be helpful. There is also one more public workshop to be held. He noted that he thinks that it is important for zoning to also see this so that they can all come together on this.

- ◆ **Plan of Conservation and Development (POCD) Update Status and Project Timeline**

Mr. Goeschel noted that each update has to be sent to the DEP and OPM and that makes it difficult. He said that he would like to move some of this to public hearing and that with the scheduling; they could have multiple public hearings going on at the same time. He said that he would like to push forward with this so that they can put some of it to bed.

****MOTION (2)**

Mr. Dagle moved that they move the POCD update draft language that is ready to a Public Hearing pending input from legal counsel on who must see it first and if they can send a number of items together.

**Mr. Bowers seconded the motion,
Vote: 6 – 0 – 0. Motion passed.**

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

i. Mission Statement, Vision, Goals and Objectives

Mr. Goeschel said that he thought that this was ready to be presented for input from the DEP, OPM and the public.

ii. Agricultural Land Use

Mr. Goeschel said that he thought that this too, was ready to be presented for input from the DEP, OPM and the public.

iii. Historical and Cultural Resources

Mr. Goeschel said that he thought that this also, was ready to be presented for input from the DEP, OPM and the public.

iv. Green Energy (“Renewable Energy”)

There was no discussion found on the tape.

v. Water & Sewer

Mr. Goeschel said that there were a few things that Mr. Kargl had indicated that he would like to change.

vi. Other Sections or Related Issues/Concerns as Time & Discussion Dictates

No discussion found on tape.

ADJOURNMENT

****MOTION (3)**

Mr. Bowers moved to adjourn this Workshop Meeting of the East Lyme Planning Commission at 9:30 PM.

Mr. Sandford seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary