

**EAST LYME PLANNING COMMISSION**  
**PUBLIC HEARING III**  
**Tuesday, NOVEMBER 17th, 2009**  
**MINUTES**

Nov 23 20 09 at 10:45 AM PM

*Esther B. Wilshaw*

EAST LYME TOWN CLERK

The East Lyme Planning Commission held a Public Hearing on the Application of KSK Associates, LLC for a proposed four-lot re-subdivision of 203 acres of land located on and east of Goldfinch Terrace adjacent to and between I-95 to the south and Egret Road to the west and the East Lyme/Waterford Town boundary to the northeast, Assessor's Map 36, Lots 34 & 41 on November 17, 2009 at Town Hall, 108 Pennsylvania Ave., Niantic, CT. Chairman Picarazzi opened the Public Hearing after the two previously scheduled Public Hearings and called it to order at 7:56 PM.

**PRESENT:** Lisa Picarazzi, Chairman, Francine Schwartz, Secretary, Chris Sandford, Mike Bowers, Paul Dagle, George McPherson, Alternate

**ALSO PRESENT:** Steve Harney, Applicant  
 Gary Goeschel, Planning Director  
 Drew Kenny, Alternate  
 Jack Hogan, Ex-Officio, Board of Selectmen

**ABSENT:** Tom Perron, Alvin Sher, Alternate

**Pledge of Allegiance**

The Pledge was previously observed.

**Public Hearing I**

- 1. Application of Application of KSK Associates, LLC for a proposed four-lot re-subdivision of 203 acres of land located on and east of Goldfinch Terrace adjacent to and between I-95 to the south and Egret Road to the west and the East Lyme/Waterford Town boundary to the northeast, Assessor's Map 36, Lots 34 & 41.**

Ms. Picarazzi thanked everyone for coming and noted that the Legal Ad for this application had run in the New London Day on November 6, 2009 and November 13, 2009. She then asked if any of the Commissioners had any conflict of interest with this application.

Mr. Dagle said that he would recuse himself for this application and left the room.

Ms. Picarazzi called upon the applicant or their representative to present this application.

Steve Harney, 20 Islanda Court said that he would speak on behalf of the applicant. The parcel is 203 acres and they are looking to do three lots. He said that the Certificates of Mailing to the abutters had been submitted to Mr. Goeschel and is a part of the record. They are still working on the impacts of the 25, 50 and 100 year storms to try to see what they are for the three lots they are proposing. This is Phase II of a 1980's, 120-lot subdivision. He noted that there were site walks with the Commissioners and with Mr. Bingham, the Rte. 11 activist and that this application is coming in with a very small portion of the property for development. They are also working on a way to have public access to the conservation area and open space.

Mr. Goeschel said that they are waiting for feedback from Ledge Light on the test pits, etc. and that it is his recommendation that they continue this Public Hearing to the December 1, 2009 meeting of the Commission.

Mr. Harney noted that the hatched area on the plan is PA-490 and that they are working on as much open space as possible. They are also in the process of working out the new regulations.

Mr. Goeschel noted that the western side of the lots was noted as open space but never actually deeded over to the Town. He said that he would work with the applicant to ensure that it remains as open space. Mr. Harney noted that there is also a 7 acres piece of open space.

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Ms. Picarazzi called for anyone from the public who wished to speak regarding this application - Tom Harmon, 404 Valley View Rd., Sterling, CT had Judy Gaudet speak for him regarding abutting property that he owns. Ms. Gaudet said that Mr. Harmon owns 18.5 acres of land to the northwest of the site and that it also abuts along the brook. He does not object to this application, he is looking for an easement from the power line along the road as it will allow him to access his parcel easier.

Mr. Goeschel said that he is not sure that they can require the applicant to grant someone an easement but he would look at the plan during the regular course of review.

Ms. Picarazzi asked if the Commissioners had any further questions –  
Hearing none –  
She called for a motion to continue this Public Hearing –

**\*\*MOTION (1)**

**Mr. Sanford moved to continue this Public Hearing to the December 1, 2009 meeting of the Commission.**

**Mr. Bowers seconded the motion.**

**Vote: 5 – 0 – 0. Motion passed.**

Ms. Picarazzi adjourned this Public Hearing at 8:12 PM and continued it to the December 1, 2009 meeting of the Commission.

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary  
(Note: Mr. Dagle returned to the table)

