

**EAST LYME PLANNING COMMISSION
PUBLIC HEARING I
Tuesday, JULY 7th, 2009
MINUTES**

The East Lyme Planning Commission held a Public Hearing on the Application of Lombardi Inside/Out for a 2-Lot Re-subdivision of 3.57 acres at 4 Rocco Drive, Assessor's Map #44.0, Lot 19-19, R-40, on July 7, 2009 at Town Hall, 108 Pennsylvania Ave., Niantic, CT. Chairman Picarazzi opened the Public Hearing and called it to order at 7:02 PM.

PRESENT: Lisa Picarazzi, Chairman, Francine Schwartz, Secretary, Mike Bowers,
Paul Dagle, George McPherson, Alternate, Alvin Sher, Alternate

ALSO PRESENT: Fred Finn, LS, representing the applicant
Gary Goeschel, Planning Director
Jack Hogan, Ex-Officio, Board of Selectmen
Drew Kenny, Alternate

ABSENT: Tom Perron, Chris Sandford

Pledge of Allegiance

The Pledge was observed.

Public Hearing I

1. Lombardi Inside/Out Applicant, Owner, Application for a 2-Lot Re-subdivision of 3.57 acres at 4 Rocco Drive, Assessor's Map #44.0, Lot 19-19, R-40

Ms. Picarazzi introduced the members of the Commission to the public, noting that she had seated Alternate Members George McPherson and Alvin Sher at the table this evening. She noted that the Legal Ad had run in the Day on June 26, 2009 and July 3, 2009. She then called upon the applicant or their representative for a presentation on the application.

Fred Finn, LS said that he is representing the applicant and that he prepared the original plan. At that time, 19 lots were approved because that was all that were allowed under the regulations. They came in for a text amendment last fall and have done some soil testing and test holes have also been done and they are looking to divide Lot 7 which comprises some 3.62 acres. He noted where the septic would be placed on that property and indicated that trees have been planted and that drainage is in place with the existing subdivision. He said that he has also met with Mr. Mulholland and they are in compliance with all of the zoning criteria. Additionally, Mr. Calkins from Ledge Light has reviewed the area and made a recommendation to strip out some unsuitable materials at the time that the septic system is done. They are applying for a waiver on the stormwater regulations as anything under three (3) lots can be waived and they think that one (1) house with over an acre of land that slopes west to east should not require any additional drainage. He noted that the stormwater regulations also were not in effect at the time that the subdivision was originally approved. He lastly noted that the certificates of mailing have been submitted, the legal ad ran in the newspaper and the sign has been posted on the site.

Mr. Bowers asked if Mr. Scheer has weighed in on the waiver request.

Mr. Finn said that he indicated that there are two options – apply for the waiver or put in the stormwater drainage. He added that the waiver request was submitted just today.

Mr. Goeschel said that he spoke with Mr. Scheer and was told the same thing – apply for the waiver or follow the stormwater regs. He added that he also received comment from Mr. Kargl from the Water & Sewer department indicating that water was available to the site.

Mr. Goeschel said that he would recommend that they continue this public hearing and wait to hear from Mr. Scheer regarding the waiver request.

Ms. Picarazzi asked if the Commissioners had any further questions at this time –
Hearing none –

Ms. Picarazzi adjourned this Public Hearing at 7:14 PM and continued it to the next meeting of the Commission.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary