

EAST LYME PLANNING COMMISSION

AGENDA

Tuesday, July 7, 2009 – 7:00 P.M.
Town Hall, 108 Pennsylvania Avenue, East Lyme, Connecticut
Upstairs Conference Room

Lisa Picarazzi, Chairman
Francine Schwartz, Secretary

FILED IN EAST LYME TOWN
CLERK'S OFFICE

June 30 20 09 at 11:40 AM PM

Esther B. Williams
EAST LYME TOWN CLERK

CALL TO ORDER

PLEDGE OF ALLEGIANCE

I. EMERGENT ADDITIONS TO THE AGENDA

II. PUBLIC DELEGATIONS

Public Delegations is the time when members of the public are invited to speak to the Commission about certain matters. 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.

III. APPROVAL OF MINUTES

- A. Minutes of June 2, 2009
- B. Minutes of June 16, 2009 Workshop

IV. PUBLIC HEARING

Application of Lombardi Inside/Out LLC, Applicant/Owner for a 2 lot re-subdivision of 3.57 acres at 4 Rocco Drive (Assessor's Map 44.0 Lot 19-19), zoned R-40. (Date of Receipt: June 2, 2009)

V. PENDING APPLICATIONS – NONE

VI. CURRENT SUBDIVISION APPROVAL / CONSTRUCTION REPORTS

Request of Theodore A Harris on behalf of East Lyme Housing Ventures, owners of the Orchards Subdivision, for a Bond Release for Phase I & III as well as the public road for Section V of the Orchards Subdivision.

VII. ZONING REFERRALS (CGS 8-3A)

- A. Application of Jeffrey A McNamara, agent for Mary Sanchez Quality Homes LLC to rezone from its existing zoning designation (RU-40 Residential) to Affordable Housing District for property identified in the application as Assessor's Map 29.0, Lot 14. Zoning Commission public hearing on July 9, 2009.
- B. Application of Theodore A Harris for GDS Capital Holdings LLC to amend the East Lyme Zoning Regulations Section 9.2.3, 1.1 and 25.5 with regard to Mixed Use Development. Zoning Commission public hearing on August 6, 2009.
- C. Application of AHEPA 250 INC to amend Section 25.5 of the Zoning Regulations. Section 25.5 Table of Minimum Controls for Specific Special Permit uses. AHEPA 250 INC proposes to modify the density requirement for Section 202 Housing for the Elderly Multi Family/Multi story by reducing the lot area requirement from 4000 square feet to 2800 square feet for each efficiency or one bedroom unit. Zoning Commission public hearing on August 6, 2009.

VIII. MUNICIPAL IMPROVEMENT REFERRALS (CGS 8-24)

IX. OTHER BUSINESS

A. New Business

B. Old Business

1. Plan of Conservation and Development (POCD)
2. Proposed POCD draft language
 - i. Goals and Objectives
 - ii. Green Energy ("Renewable Energy")
 - iii. Agricultural Land Use
 - iv. Historical and Cultural Resources
 - v. Water and Sewer
 - vi. Other Sections or Related Issues/Concerns as Time and Discussion Dictates
3. Project Timeline

X. REPORTS

- A. Chairman
- B. Zoning Representative
- C. Regional Planning Commission Representative
- D. Sub-Committees
 1. Conservation Development by Design (CDD)
- E. Staff/Communications
- F. Ex-Officio

ADJOURNMENT


Lisa Picarazzi, Chairman

COMMISSION MEMBERS

Regular Members: Lisa Picarazzi, Francine Schwartz, Paul Dagle, Michael Bowers, Christopher Sandford, Thomas Perron

Alternates: Drew Kenny, George McPherson, Alvin Sher

Ex-Officio: Jack Hogan - Selectman