

**EAST LYME PLANNING COMMISSION
REGULAR MEETING
Tuesday, June 1st, 2010
MINUTES**

PRESENT: Mike Bowers, Chairman, George McPherson, Secretary, Francine Schwartz, Brian Schuch, Mark Mangelinkx, Frank Balantic, Alternate

ALSO PRESENT: Gary Goeschel, Planning Director
Jack Hogan, Board of Selectmen Ex-Officio
Brian Bohmbach, Alternate

ABSENT: Christopher Sandford, Joan Bengston, Alternate

Chairman Bowers called this Regular Meeting of the Planning Commission to order at 7:03 PM. He noted that he had seated Frank Balantic, Alternate9 at the table this evening.

Pledge of Allegiance

The Pledge was observed.

I. Additions to the Agenda

Mr. Goeschel asked that they add CDD, Scenic Roads and Ex-Officio to the respective areas of the agenda.

****MOTION (1)**

Mr. McPherson moved to add CDD, Scenic Roads and Ex-Officio to the respective areas of the agenda.

Mr. Mangelinkx seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

II. 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 VI) and in-house proposals or general topics of discussion (Item VIII) 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.

Mr. Bowers called for Public Delegations.

There were none.

**III. Approval of Minutes – Regular Meeting Minutes of May 4, 2010
Workshop Minutes of May 18, 2010
Special Meeting Minutes of May 25, 2010**

Mr. Bowers called for any discussion or corrections to the Planning Commission Regular Meeting Minutes of May 4, 2010.

****MOTION (2)**

Ms. Schwartz moved to approve the Planning Commission Regular Meeting Minutes of May 4, 2010 as presented.

Mr. Mangelinkx seconded the motion.
Vote: 6 – 0 – 0. Motion passed.

Mr. Bowers called for any discussion or corrections to the Planning Commission Workshop Minutes of May 18, 2010.

****MOTION (3)**

Mr. Schuch moved to approve the Planning Commission Workshop Minutes of May 18, 2010 as presented.

Ms. Schwartz seconded the motion.

Vote: 5 – 0 – 1. Motion passed.

Abstained: Mr. Mangelinkx

Mr. Bowers called for any discussion or corrections to the Planning Commission Special Meeting Minutes of May 25, 2010.

****MOTION (4)**

Ms. Schwartz moved to approve the Planning Commission Special Meeting Minutes of May 25, 2010 as presented.

Mr. Mangelinkx seconded the motion.

Vote: 4 – 0 - 2. Motion passed.

Abstained: Mr. Schuch, Mr. McPherson

IV. Pending Applications

There were none.

VI. Zoning Referrals (CGS 8-3a)

- 1. Application of KSM Enterprises Store II LLC dba/ Five Guys Burgers and Fries to amend the East Lyme Zoning Regulations to permit outdoor dining in CA Commercial Zones. It is specifically proposed to amend Section 20.27 of the regulations by adding the CA designation to the heading of the Section. It currently states “Restaurant Outdoor Dining in CB Zones”. The text amendment proposes to add CA (commercial) after the word “in”.**

Mr. Goeschel said that he had not had the chance to sit down with Mr. Mulholland to go over these referrals and asked that they be tabled to the Workshop, June 15, 2010 meeting as they are not on the Zoning Agenda until June 17, 2010.

- 2. Application of David M. Coonrod to amend the East Lyme Zoning Regulations Section 20.20.5 RE: Liquor for Motels/Hotels. It is specifically proposed to amend Section 20.20.5 to change “85 rooms” to “30 rooms”.**

Mr. Goeschel said that he had not had the chance to sit down with Mr. Mulholland to go over these referrals and asked that they be tabled to the Workshop, June 15, 2010 meeting as they are not on the Zoning Agenda until June 17, 2010.

- 3. Application of White Gate Farm to amend the East Lyme Zoning Regulations to add Section 20.17.2 Agriculture Farm Store (Accessory Use)**

Mr. Goeschel said that he had not had the chance to sit down with Mr. Mulholland to go over these referrals and asked that they be tabled to the Workshop, June 15, 2010 meeting as they are not on the Zoning Agenda until June 17, 2010.

VII. 8-24 Referrals (Municipal Improvements)

There were none.

VIII. New Business

There was none.

VIII. Old Business

1. POCD

Mr. Bowers noted that they have only had two (2) POCD Steering Committee meetings this year and that he has discussed the idea of this Committee with Mr. Goeschel regarding if they have out lived their usefulness at this point in time. He said that they can ask those on the Committee who have information that they might want input on to attend their workshop meetings when those particular items are going to be discussed. He asked the consensus of the Commission on this.

It was the consensus of the Commissioners to dissolve the POCD Steering Committee.

****MOTION (5)**

Mr. McPherson moved to dissolve the POCD Steering Committee as of June 1, 2010.

Mr. Schuch seconded the motion.

Vote: 5 – 0 – 1. Motion passed.

Abstained: Mr. Balantic

2. Conservation Development by Design Subcommittee (CDD)

Mr. Bowers reported that they are making some good progress on this and that it involves changes to the Planning subdivision regulations and Zoning regulations to bring it to fruition. He said that he thinks that the Zoning commission has to do their public hearing on this first and then they can hold one on it here. The current goal is for Zoning to do their public hearing with the first meeting in July and then Planning could hold a public hearing in early August. The Planning subdivision regulations have the most changes.

3. Other – Scenic Roads

Mr. Bowers said that this came about as at the last CDD meeting the Zoning Chair asked him if Planning would like to kick this off. He said that he brings it up for discussion here as it does involve a considerable amount of time and the intent was to provide the mechanism for those from the public who are interested in having their road deemed a scenic road, the ability to do it.

Mr. McPherson and Ms. Schwartz said that they are not sure that this is their charge or that it was the intent that they would take it on.

Mr. Goeschel said that one person from the public did get a map and was interested in doing it but he has not heard anymore. The application process has some components that could be intense.

Mr. Schuch and Mr. McPherson said that they recalled that they have to canvas the property owners on the street to see if they would want to be involved with it and that it could be for only a section of the street if people did not wish to be involved.

Mr. Bowers asked that they review this and said that they would discuss it more in the future.

X. Reports

1. Chairman

Mr. Bowers said that he did not have anything further to report.

2. Zoning Representative

There was no one present.

3. Regional Planning Commission Representative

This group only meets once per year.

4. Subcommittees

- **Conservation Development by Design (CDD) Subcommittee Report**

This was previously discussed.

- **Sustainable Development and Climate Adaptation – (Gary Goeschel, Francine Schwartz, Mark Mangelinkx)**

Mr. Goeschel said that he would work on trying to set something up for this.

5. Ex-Officio – Jack Hogan

Mr. Hogan thanked the Veterans for their service and the nice parade. He said that they would be discussing the golf cart regulation in the Selectman's meeting the next evening and that it involves various rules. He also noted that the budget for next year has passed at referendum.

6. Staff/Communications

Mr. Goeschel said that he had nothing further to report.

ADJOURNMENT

****MOTION (6)**

Mr. Mangelinkx moved to adjourn this Regular Meeting of the East Lyme Planning Commission at 7:38 PM.

Mr. McPherson seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary