

**Connecticut River Estuary Regional Planning Agency**  
**Minutes**  
**June 6, 2005**

Attendance:

Chester:

Clinton:

Deep River: Bruce Edgerton

Essex: Ray Gastil, Carla Feroni

Killingworth: Jere Adametz

Lyme: Frank Skwarek, Ning Rich

Old Lyme: Alan Bayreuther, Jane Marsh

Old Saybrook:

Westbrook: Bill Neale

Staff: Linda Krause, J.H. Torrance Downes, Wini Olson

**I.** The meeting was called to order at 7:34 PM by Chairman Bruce Edgerton in the CRERPA meeting space at 455 Boston Post Road, Old Saybrook, and CT. 06475.

**II.** Minutes

Ning Rich moved that the minutes of the May 2, 2005 meeting be approved as circulated. The motion was seconded by Karen-Jo Marcolini who asked that she be referred to by her full name. The motion was unanimously approved as amended.

**III.** Correspondence

**A.** Growing, Growing, Gone

Linda distributed copies of the invitation to the discussion entitled "Growing, Growing, Gone?"- Shaping Our Communities Future. The discussion will be held in the tent at the edge of the Connecticut River at the Connecticut River Museum from 5:50 to 8:00 PM on Thursday, June 23, 2005.

**B.** Regional Planning for the Environment: New England Case Studies

Linda distributed excerpts from the thesis presented by Rebecca Augur which compares the activities of CRERPA with Cape Cod and a portion of Vermont. Ms. Augur would encourage more public involvement but praised the strong leadership of the Executive Director.

**IV.** Reports

**A.** Treasurer

Copies of the Treasurer's report were reviewed as distributed.

Linda noted that this is the last month of the year. With \$31,138 of accounts receivable, the Agency should have sufficient funds to complete the year.

Bill Neale moved that the Treasurer's report be approved as presented. The motion was seconded by Ning Rich and unanimously approved.

**B. Transportation**

There are no transportation issues to be considered at this meeting.

**C. Staff**

Linda announced that she is looking for additional GIS help. Margo Burns is excellent and in great demand. Her latest achievement is to trade a day of her teaching skills for some much needed software.

Linda announced that Judy Preston has established The Tidewater Institute. She has secured NRCS funding two series of seminars that she is conducting under the title of LULA. Beginning this fall, Judy will be studying with John Knowland at the Yale School of Forestry. Gateway has agreed to continue to help support her through the first semester but has encouraged her to establish her own non profit corporation. Linda reported that Judy secured several of the grants that have been run through CRERPA and has served as a publicist for many of the conservation- related activities of the agency.

Ning Rich announced that Judy will speak at the annual meeting of the Lyme Land Trust on June 17. The meeting is open to the public.

**D. Referrals**

Torrance Downes distributed a Referral Summary Sheet explaining the referrals.

Westbrook proposes procedural changes. Business changes within the same category would be eligible for procedural permits. The definition of "structure" would be modified to omit decks or patios less than 2 ½ feet high. A change is proposed in the method of notifying property owners of pending changes. Torrance foresees no intermunicipal concern about any of the proposals.

Essex is proposing changes in the sign regulations for the village. In the LI zone that touches Westbrook on Pond Meadow Rd., the sale of lumber, coal and coke would be eliminated as a primary use but would be allowed as an accessory to earth moving businesses. No intermunicipal concern is foreseen.

Lyme submitted a substantive revision of their Zoning Regulations. Linda Krause guided the committee as it rewrote the regulations; she explained to the Agency that the large lots and unusual patterns of development make the choices for Lyme a bit different from many communities. Accessory apartments will be allowed by right, either in the main dwelling or as a separate building provided that there is enough land for two units. Bed and Breakfast will be considered a normal home occupation. All Gateway standards will be adopted. Text will be added to establish extensive criteria for site plans and an extensive list of possible waivers. The ZEO may make the determination. The addition of cluster housing was deferred. 46% of the

land is now preserved as open space. A Public Hearing will be held on June 27<sup>th</sup>.

Bill Neale moved that the staff report of no intermunicipal concern be approved and forwarded to the appropriate persons. The motion was seconded by Ning Rich and unanimously approved.

**D. Liaison**

1. Gateway

Linda announced that Jim Ventres had visited the Gateway Commission and explained the plans for a village district zone that would allow theatres to taller than other structures. Since the present theatre is considered an historic and traditional use, the Gateway Commission is considering adopting the Village District as part of its standards.

Old Saybrook is considering allowing large tents to be erected in marinas to serve as entertainment centers. The special Permit Criteria makes no provision for visual aspects.

2. ETD

There was no report.

**V. Old Business**

Chairman Edgerton asked Linda Krause when she intends to reduce her time to 30 hours per week. He suggested that a subcommittee be established to consider the matter.

**VI. New Business**

Linda announced that work has been resumed on the Regional Plan of Conservation. and Development. She and Jean Davies have discussed stressing two values -- preserving a sense of community and preserving the setting. The Agency previously agreed to use the State Plan of Conservation and Development policy of encouraging more intensive use of the present infrastructure as a framework. She hopes that it will be adopted before the Regional plan is completed.

Members of the Agency discussed policies and what defines community.

**VII. Other Business**

There was no other business.

Ning Rich moved that the meeting be adjourned. The motion was seconded by Bill Neale and unanimously approved. The meeting was adjourned at 8:40 PM.

Respectfully submitted,

William Neale, Secretary