

**SECTION 22**  
**PLANNING COMMISSION**

- 22.1 General. The Planning Commission shall have all of the powers and duties prescribed by these Regulations and the General Statutes of the State of Connecticut. The powers and duties of the Planning Commission include the following:
- 22.1.1 to adopt and amend the Plan of Conservation and Development in accordance with Conn. Gen. Stats. §8-23;
  - 22.1.2 to adopt and amend Subdivision Regulations in accordance with Conn. Gen. Stats. §8-25 *et. Seq.*, and to hear and act upon applications for Subdivision and Resubdivision under such Regulations in accordance with Conn. Gen. Stats. §8-26, *et. Seq.*;
  - 22.1.3 to hear and decide all matters including Special Permits in which it is required to pass by the specific terms of these Regulations;
  - 22.1.4 to hear and decide all matters including SITE DEVELOPMENT PLANS in which it is required to pass by the specific terms of these Regulations;
  - 22.1.5 to provide reviews and reports on those actions of the Town of Old Lyme specified in Conn. Gen. Stats. §8-24; and
  - 22.1.6 to provide advisory reports to the Zoning Commission on any amendment to these Regulations or to the Zoning Map which is a part hereof, in accordance with Conn. Gen. Stats. §8-3a.

[Added Effective 3-7-08]

- 22.2 Conditions: Expiration Date; Record of Proceedings. The Planning Commission may in its discretion require any application for a Special Permit or SITE DEVELOPMENT PLAN under this Section to be accompanied by certification of the Director of Health of the Town of Old Lyme that the proposed provisions for water supply and sewage disposal comply with all sanitary codes, rules and regulations. Applications for Special Permits or SITE DEVELOPMENT PLANS granted by the Planning Commission shall be subject to such terms and conditions as may be prescribed by the Commission, but no building or use which has or may be authorized by said Commission shall be commenced more than six (6) months after the effective date of granting of such Special Permit or SITE DEVELOPMENT PLAN, and no such use or occupancy shall be permitted unless the same has been substantially completed within 12 months of said date. In accordance with Public Act 05.287, §46, the Board shall record by a sound-recording device or competent stenographer each meeting at which the Commission deliberates on a formal petition, application, request or appeal.

[Added Effective 3-7-08]

22.3 Effective Date and Filing. A Special Permit or SITE DEVELOPMENT PLAN issued under this Section shall become effective at such time as is fixed by the Planning Commission, provided a copy thereof shall be filed in the Office of the Old Lyme Town Clerk and in the Land Records of the Town of Old Lyme.

[Added Effective 3-7-08]

22.4 Appeal to Court. Any party aggrieved by any decision of the Planning Commission on a Special Permit or SITE DEVELOPMENT PLAN may take an appeal to the Superior Court of the county or judicial district in which such municipality is located in the manner as provided under Section 8-8 of the General Statutes of the State of Connecticut. Decisions on SITE DEVELOPMENT PLANS shall not be to the Zoning Board of Appeals, but shall directly to the Superior Court.

[Added Effective 3-7-08]