

TOWN OF EAST LYME
ZONING COMMISSION
MARCH 6, 2014
PUBLIC HEARING MINUTES

Members Present:

Matthew Walker, Acting Chairman
Terence Donovan
Norm Peck
George McPherson (Arrived Late - Did Not Sit for Public Hearing)
William Dwyer, Alternate (Sat for Public Hearing)
Peter Lukas, Alternate (Sat for Public Hearing)

Members Absent:

Marc Salerno, Chairman
Matthew Kane
James Liska, Alternate

Also Present:

Bill Mulholland, Zoning Officer
Holly Cheeseman, Ex-Officio

FILED IN EAST LYME
CONNECTICUT
MAR 10 2014 AT 8:40 AM PM
Matthew Walker, Clerk
EAST LYME TOWN CLERK

CALL TO ORDER

Mr. Walker called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

Mr. Walker led the assembly in the Pledge of Allegiance.

Mr. Dwyer and Mr. Lukas were seated as regular members for the Public Hearing.

PUBLIC DELEGATIONS

There were no public delegations.

1. **APPLICATION OF WILLIAM HEENAN FOR ANMAR, LLC FOR A SPECIAL PERMIT FOR MIXED USE DEVELOPMENT, AT PROPERTY IDENTIFIED IN THE APPLICATION AS 157 WEST MAIN STREET, NIAN TIC. EAST LYME ASSESSOR'S MAP 10.4, LOT 31**

There was a two minute recess as Patricia MacDonald of 81 East Pattagansett Road, Niantic set up her court reporting equipment.

Mr. Mulholland confirmed the legal advertisement had run on this item.

Mr. Donovan read a letter from Mr. Mulholland.

Jim Berardo of Waterford and William Heenan presented the application.

Mr. Heenan stated this is the next step in this project. They had indicated they would be back for additional buildings on the property. They haven't fully decided on the landscaping. These are beautiful buildings and will look sharp. If this Commission wants them to put in arborvitaes all the way down they will do that.

Mr. Berardo stated the property is 1.86 acres, and there are wetlands in the northwest corner. They do have the wetlands permit already. The whole area is zoned commercial. The existing restaurant and sheet metal building will be coming down. The design of the parking lot entrance and exit was dictated by the DOT. They do meet the parking requirements for the offices and the residential. There is a manifold system for drainage off the roof, which will go directly to the wetlands. The rest of the drainage will sheet flow off to two separate rain gardens.

Mr. Heenan presented the following:

Exhibit 1: Artist Rendering/Photo

Exhibit 2: Building Elevations.

There will be a stone around the parking area that will catch sediment before getting to the rain garden.

Mr. Heenan presented the following:

Exhibit 3: Drainage Examples.

The drainage system was approved by the Town Engineer and the Inland Wetlands Agency. There will be very little grading on the site. There will be an erosion control blanket. The project will be constructed in phases, but they are applying for the whole project at this point.

There is a large maple on the Corey property next door; they are proposing maples, azaleas, and rhododendron. They have to be careful with any street trees because of the site line triangle.

Architecturally this will be very attractive, there will be a lot of glass, and will be exactly like the first building.

At this point there is a dumpster on the western side of the property; the intent is for that to serve all of the buildings. It is screened with fencing. There is a dumpster pad in the southeast also.

There was nobody present who spoke for or against this project.

Motion (1) Mr. Donovan moved to close the Public Hearing.

Seconded by Mr. Peck.

Motion Passed 5-0.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Karen Miller Galbo".

**Karen Miller Galbo
Recording Secretary**