

TOWN OF EAST LYME
ZONING COMMISSION
DECEMBER 10, 2015
SPECIAL MEETING MINUTES

Members Present:

Matthew Walker, Chairman
Norm Peck
Terence Donovan
William Dwyer
George McPherson
Peter Lukas, Alternate (Sat for Item 2)
David McIlhenney, Alternate (Sat as Regular Member)

Members Absent:

John Manning
James Liska, Alternate

Also Present:

Mark Nickerson, First Selectman
Bill Mulholland, Zoning Officer
Rita Franco-Palazzo, Planning Representative

FILED IN EAST LYME
CONNECTICUT
Dec 15, 2015 AT 8:30 AM/PM
EAST LYME TOWN CLERK

CALL TO ORDER

Chairman Walker called the Special Meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

Chairman Walker led the assembly in the Pledge of Allegiance.

Chairman Walker welcomed the audience and the new members of the Commission.

Chairman Walker sat Mr. McIlhenney as a regular member for the Special Meeting.

PUBLIC DELEGATIONS

There were no public delegations.

1. ELECTION OF OFFICERS

Mr. Nickerson presided over the election of the Chairman.

Mr. McPherson nominated Matthew Walker as Chairman.

Mr. Dwyer seconded the nomination.

Nomination passed 6-0.

Chairman Walker presided over the election of the Secretary.

Mr. Dwyer nominated Mr. Donovan as Secretary.

Mr. Peck seconded the nomination.

Chairman Walker nominated Mr. McPherson as Secretary.

Mr. Peck seconded the nomination.

The votes were 4 for Mr. McPherson (Mr. McIlhenney, Mr. McPherson, Chairman Walker, and Mr. Peck) and 2 for Mr. Donovan (Mr. Dwyer, Mr. Donovan)

Mr. McPherson was voted in as Secretary.

2. APPLICATION OF GATEWAY DEVELOPMENT/EAST LYME FOR SITE PLAN APPROVAL FOR AN INTERIM ACCESS PENDING FURTHER COMPLETION OF IMPROVEMENTS TO FLANDERS ROAD, A PERMANENT ACCESS TO THE MASTER PLAN PORTION OF THE GATEWAY DISTRICT, AND THE RECONSTRUCTION OF THE EXIT 74, SOUTHBOUND RAMPS.

**Mr. Peck recused himself for this Item.

Chairman Walker sat Mr. Lukas for this item.

Chairman Walker stated this is not a Public Hearing. It is an administrative review by the Zoning Commission of the application.

Mr. McPherson read a memo from Mr. Mulholland.

Attorney Theodore Harris stated this is the beginning of the commercial phase of Gateway. The approval of Costco will be split. Costco does their own site plan approvals. They anticipate filing those applications with Inland Wetlands in January. They will file the plans at that time with Mr. Mulholland. They are continuing to design East Society Road. They had issues with two wetlands crossings. Costco is proceeding. They have worked with OSTA and are looking at the future design of the site, there are some minor tweaks of the plan that they are requesting. At a trade show in New York there was a lot of interest in the site, but that is contingent on Costco coming in. The DOT prefers the original entrance road; the DOT is also taking the lead on the traffic infrastructure, which includes the overpass, both ramps, Flanders Road, and approximately 100 million dollars in improvements. This is the start of that process. This project has support from the Governor's office. This application is for a temporary entrance road. The landscaping and curbing will be permanent. There are catch basins, there will be 2 storm water basins, but those will be part of the Costco application. They will use a variety of plants to try to block the view of the substation, but they can't be too close to the fence. There will be decorative lighting fixtures.

Mr. Donovan asked about fire hydrants.

Attorney Harris stated hydrants will be put in place and Costco has plans for additional hydrants.

Mr. Mulholland stated the Costco application will be referred to the Fire Marshal as well.

Motion (1) Mr. McPherson moved to approve the request of Gateway Development/East Lyme LLC for a site plan approval to develop/construct the temporary/interim driveway and related road improvement.

Seconded by Mr. Dwyer.

Motion Passed 6-0.

****Mr. Peck returned and Mr. Lukas stepped down.**

3. APPROVAL OF MINUTES OF NOVEMBER 5, 2015

Motion (2) Mr. McPherson moved to approve the Minutes of November 5, 2015.

Seconded by Mr. Donovan.

Motion Passed 4-0-2(Mr. McIlhenney & Mr. Peck abstained)

OLD BUSINESS

1. SUBCOMMITTEE MIXED-USE IN CB ZONE

This sub-committee met this evening. Mr. Peck stated they discussed downtown Niantic. They talked about the preservation of the smaller older buildings.

Mr. Mulholland will send out an email regarding their next meeting to the sub-committee members.

NEW BUSINESS

1. APPLICATION OF JAMES BRAHM/WRIGHT'S POND LLC FOR SITE PLAN APPROVAL FOR CONSTRUCTION OF A NEW COMMERCIAL STRUCTURE OVER 30,000 SQUARE FEET, AT PROPERTY IDENTIFIED IN THE APPLICATION AS 225-237 FLANDERS ROAD.

Chairman Walker asked Mr. Mulholland to schedule this item.

2. ANY BUSINESS ON THE FLOOR, IF ANY BY THE MAJORITY VOTE OF THE COMMISSION

Mr. Dwyer stated we are the Aquifer Protection Agency, and he would like to meet to review the Regulations.

Mr. Mulholland stated they will meet bi-monthly; the regulations have been distributed to all of the members.

Mr. Dwyer asked if we cancel a meeting is it advertised in the newspaper.

Mr. Mulholland stated we are not required to do that.

Chairman Walker stated we are going to table the budget discussion until the January meeting.

3. ZONING OFFICIAL

Mr. Mulholland stated his office has been busy. Norwich Orthopedic Group is making quick progress. Gateway is 95% done with the residential. The restaurant on Boston Post Road is moving along.

Mr. McIlhenney asked about the cell tower.

Mr. Mulholland stated the CT Siting Council is the authority on that. The local municipality has no jurisdiction.

Mr. Mulholland stated next month they will have a CAM application for a seawall.

4. COMMENTS FROM EX-OFFICIO

The Ex-Officio was not present.

5. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION

There was no meeting.

6. COMMENTS FROM CHAIRMAN

Chairman Walker welcomed Mr. McIlhenney and Mr. Manning.

7. ADJOURNMENT

Motion (3) Mr. McPherson moved to adjourn at 8:40 p.m.

Seconded by Mr. Donovan.

Motion Passed 6-0.

Respectfully Submitted,



Karen Miller Galbo
Recording Secretary