

TOWN OF EAST LYME

ZONING COMMISSION

MARCH 2, 2017

PUBLIC HEARING MINUTES

MEMBERS PRESENT:

MATTHEW WALKER, CHAIRMAN
JOHN MANNING
GEORGE MCPHERSON
TERENCE DONOVAN
WILLIAM DWYER
NORM PECK
PETER LUKAS, ALTERNATE (SAT FOR ITEM 2)

FILED

Mar 6 20 *17* AT *8:50* AM/PM
Karin Yalbo, alt
EAST LYME TOWN CLERK

MEMBERS ABSENT:

JAMES LISKA, ALTERNATE
DAVID MCILHENNEY, ALTERNATE

ALSO PRESENT:

BILL MULHOLLAND, ZONING OFFICER

CALL TO ORDER

Chairman Walker called the Public Hearing to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

Chairman Walker led the assembly in the Pledge of Allegiance.

PUBLIC DELEGATIONS

There were no public delegations.

1. CONTINUATION OF REQUEST OF THE TOWN OF EAST LYME ZONING COMMISSION FOR A TEXT AMENDMENT TO AMEND SECTION 11, LIGHT INDUSTRIAL DISTRICTS BY MODIFYING THE LANGUAGE IN SECTION 11.2.2 AND MODIFYING SECTION 11.2.4, BY REDEFINING HOTELS AND ADDING A DEFINITION OF MOTELS.

Chairman Walker confirmed the legal advertisement ran on this item.

Mr. McPherson read a memo from Mr. Mulholland.

Chairman Walker read a letter from SCCOG.

Mr. McPherson read a letter from DEEP.

Chairman Walker read a letter from the Planning Commission.

Chairman Walker stated this was requested by the Commission to ensure that there was not a residential component to uses in LI zones.

There was no public comment.

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

Seconded by Mr. Dwyer.

Motion Passed 6-0.

2. **CONTINUATION OF APPLICATION OF JASON PAZZAGLIA, FOR A TEXT AMENDMENT TO ADD TO SECTION 8 CA COMMERCIAL DISTRICTS, "NOTWITHSTANDING THE ABOVE WHERE MUNICIPAL SEWER IS AVAILABLE, LOTS USED FOR MIXED USE SHALL HAVE A MINIMUM OF 7,500 SQUARE FEET PLUS 1,200 SQUARE FEET FOR EACH EFFICIENCY OR ONE-BEDROOM LIVING UNIT AND 2,000 SQUARE FEET FOR EACH TWO-BEDROOM UNIT".**

Chairman Walker confirmed the legal advertisement ran on this item.

Mr. Peck recused himself and Chairman Walker sat Mr. Lukas in his place.

Mr. McPherson read a memo from Mr. Mulholland.

Chairman Walker read a letter from SCCOG.

The DEEP letter was already read during the prior Item in regard to this item as well.

Mr. McPherson read a letter from the Planning Commission.

Attorney Ted Harris representing the applicant stated these density standards are not unusual. There is now a much larger sewer area, this is the density standard for Niantic for mixed use. This proposal is for the CA zone to have the same density as the CB. The residential use must be on the second floor. This is not density that is inconsistent with what has been seen in the past. This would only be applicable when sewer is available. If they see fit they may add a condition that there can be no building over 15,000 square feet. The building would have to have the ground floor entirely commercial. In the Flanders area the CA Zone would have about 36 parcels that this could be applicable to.

Mr. Donovan stated this would be an opportunity to promote the other end of town.

Attorney Harris stated yes and Boston Post Road.

Mr. Mulholland stated a developer could assemble parcels to build a substantial building with 40 or 50 units.

Attorney Harris stated they would set a maximum building size of 15,000 square feet.

Mr. Mulholland stated a special permit would be needed.

Attorney Harris stated there is also substantial parking needed.

Mr. Donovan stated this is potentially like the "Heritage" buildings, but it could be in the north end of town.

There was no public comment.

Motion (2) Mr. Dwyer moved to close the Public Hearing.

Seconded by Mr. Donovan.

Motion Passed 6-0.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Karen Miller Galbo".

**Karen Miller Galbo
Recording Secretary**