

**TOWN OF EAST LYME**  
**ZONING COMMISSION**  
**NOVEMBER 16, 2017**  
**PUBLIC HEARING MINUTES**

**Members Present:**

**Matthew Walker, Chairman**  
**William Dwyer**  
**George McPherson**  
**Terence Donovan**  
**Norm Peck**  
**John Manning**  
**James Liska, Alternate**

**Members Absent:**

**Peter Lukas, Alternate**  
**David McIlhenney, Alternate**

**Also Present:**

**Bill Mulholland, Zoning Officer**

**CALL TO ORDER**

Chairman Walker called the meeting 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 THE APPLICATION OF THEODORE A. HARRIS, ESQ., FOR GATEWAY DEVELOPMENT/EAST LYME LLC FOR A PROPOSED TEXT AMENDMENT TO THE EAST LYME ZONING REGULATION SECTION 11.A GATEWAY DEVELOPMENT DISTRICT.**

Chairman Walker confirmed the legal advertisement ran on this item.

Mr. McPherson read a letter from Marcy Balint of DEEP.

Attorney Harris stated currently there is a requirement for a connection from East Society Road to Flanders Road, it is expensive and couldn't be used until the State revamps the exit ramp. From a cost perspective and the use perspective they feel it is appropriate to de-link the portion which is about 1200

FILED  
Nov 21 2017 AT 8:05 AM/PM  
William Walker, Clerk  
EAST LYME TOWN CLERK

feet plus a crossing over the Pattagansett River. They are proposing to add the requirement for the connection to the third phase, which would be the junior anchor store section.

Mr. Manning asked if this pushes the responsibility for the bridge to the businesses that build after the anchor store.

Attorney Harris stated that is correct, most of the retail will be on that last parcel.

Mr. Manning asked if there is no commercial does that mean there is no bridge?

Attorney Harris stated it will be developed, the anchor store is the key to the development, stores are waiting for that anchor store.

Mr. Donovan stated in 2008 part of the approval was that the commercial would be done first and then the residential. He is involved in the fire service, he drove the route today, he was told the emergency access road does not get cleared. He has a problem pushing this off. It could be 25 years before that bridge is built.

Attorney Harris stated that is not our intention, we are marketing the property very strongly. There is emergency access, the road was constructed for that and it is plowed in the winter.

A Gateway representative stated that road is plowed in both directions and maintained, it was approved by the Fire Department for fire trucks and ambulances, the Town is also up there all of the time. If it is not up to the fire departments standards they can fix it.

Attorney Harris stated the Inland Wetlands Agency did not want that paved as there were sensitive wetlands in that area, they did not want impervious surface, they did pave a small portion for the trucks to get through in the winter.

The Gateway representative stated they are hoping the Commission is seeing this is not what they wanted to do; they are on the hunt now for new tenants. There is interest. They make no money having a field out there. There is no benefit to them. They would have loved to have the retail first, but companies aren't expanding right now. They are trying to chase down tenants.

There was no public comment.

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

**Seconded by Mr. Donovan.**

**Motion Passed 6-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**