

**TOWN OF EAST LYME  
ZONING COMMISSION  
NOVEMBER 2, 2017  
PUBLIC HEARING MEETING MINUTES**

**Members Present:**

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

FILED

NOV 7 20 17 AT 1:20 AM/PM  
*Karen Galm, ar*  
EAST LYME TOWN CLERK

**Members Absent:**

**James Liska, Alternate  
David Mcilhenney, Alternate**

**Also Present:**

**Bill Mulholland, Zoning Officer  
Rose Ann Hardy, Ex-Officio**

**CALL TO ORDER**

Chairman Walker called the meeting to order at 7:28 p.m.

**PLEDGE OF ALLEGIANCE**

Chairman Walker led the assembly in the Pledge of Allegiance.

**PUBLIC DELEGATIONS**

There were no public delegations.

**PUBLIC HEARINGS**

- 1. Continuation of Application of Fitzleva, LLC (Crest Ford) for a Special Permit for the sale and display of vehicles on 226 Flanders road, East Lyme, Connecticut, East Lyme Assessor's Map 26.1 Lot 25.**

Mr. Walker noted the legal ad published regarding this application and Mr. McPherson read Mr. Mulholland's memorandum dated October 19th, 2017 into the record.

Attorney Ted Harris of 351 Main Street, Niantic came forward to represent the applicant. J. Robert Pfanner, Jr. distributed a revised site plan to the Commission and for the record (Exhibit A.)

Mr. Harris highlighted some details of the application for the Commission:

- Additional sales will be provided at the site but no repairs of vehicles or storage of hazardous materials will occur.
- Buffers (Section 24, E6) requires buffers and the plan allows for a lack of, where appropriate.
- Lighting is shown in the plan in case it is needed in the future; there is currently no specific plan for lighting and it is understood that a future permit from Zoning would be needed for the type and specifics.

Mr. Pfanner reviewed the site plan:

- The drainage section includes a 4ft basin in back.
- There is a proposed fence line between Crest and Illiano's- evergreens will be utilized to shield the pond.
- A new sidewalk has been proposed that will continue to the very edge of the Crest property.

Mr. Donovan asked what the building will be used for and Mr. Harris responded that it will probably be torn down, that no materials will be stored there.

Mr. Pfanner added that a silt fence will be put around the bottom perimeter and a maintenance schedule for the basin has been included in the plan.

Mr. Mulholland said Town Engineer, Victor Benni has reviewed the plan, is satisfied with the proposal, and has signed off on it.

Mr. Donovan asked what material the fence will be and the applicant responded arborvitaes if that is permitted.

Mr. Walker asked if the preference is for tree or fence and Mr. Harris suggested it might be ideal to have a combination of both which the ZO can approve.

Mr. Dwyer asked if there would be an issue in regards to snow removal and Mr. Pfanner said there is plenty of room to turn around, and to store it.

Mr. Walker called for Public Comment.

Mr. Richard Fitzpatrick Co-owner of Crest Ford came forward to speak. He noted the Town has been very good to them and said in turn, they try to be good neighbors. Mr. Fitzpatrick thanked the Commission for their time and due diligence.

There was no further comment.

MOTION (1)

Mr. Peck moved to close the Public Hearing.

Mr. McPherson seconded the motion.

Motion passed, 6-0-0.

**2. 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.**

This application was opened and continued until the next regularly scheduled Zoning Meeting, with no discussion.

**Respectfully Submitted,**

A handwritten signature in cursive script that reads "Brooke D. Stevens".

**Brooke Stevens  
Recording Secretary**

