

TOWN OF EAST LYME

ZONING COMMISSION

SEPTEMBER 14, 2017

SPECIAL MEETING MINUTES

Members Present:

Matthew Walker, Chairman  
William Dwyer  
John Manning  
Terence Donovan  
Norm Peck  
George McPherson  
James Liska, Alternate (Arrived at 8:10 p.m., Did Not Sit)

Members Absent:

David McIlhenney, Alternate  
Peter Lukas, Alternate

Also Present:

Bill Mulholland, Zoning Officer

FILED

Sept 19 2017 AT 8:00 AM/PM  
Karen Yalton atc  
EAST LYME TOWN CLERK

CALL TO ORDER

Chairman Walker called the meeting to order at 7:31 p.m.

PLEDGE OF ALLEGIANCE

Chairman Walker led the assembly in the Pledge of Allegiance.

1. REQUEST OF THEODORE A. HARRIS, ESQ., FOR GATEWAY DEVELOPMENT/EAST LYME LLC FOR A PRE-APPLICATION REVIEW UNDER SECTION 7-159B OF THE CGS REGARDING DEVELOPMENT STATUS, FUTURE PLANS, AND UPCOMING PERMITTING.

Attorney Ted Harris stated this is a pre-application review, it is non-binding. He discussed the Gateway District. The Developer has invested a huge amount of money into this development. There was no infrastructure there prior. The Master Development Plan was approved in 2008, which gave an overall idea of where things would be going as far as residential and commercial. Three years ago the developer came to him saying their market study showed there was a demand for this type of residential complex. Presently they are 95% occupied; it has brought people to town who weren't here before. They are the highest taxpayer in town. They are now looking toward moving forward with the additional 120 units. There are 280 units at the present time.

Mr. Mulholland stated from day one the amount of units was to be 400.

Attorney Harris stated they feel this is an appropriate time to move on with that. The one thing he wanted to address was the crossing of the Pattagansett River, it is far in excess of what they expected it to cost. It would be approximately 4.5 to 5 million dollars for the total road and bridge.

Mr. Donovan asked if they had looked into that prior. He asked when Costco is coming.

A representative from Gateway stated over the years things get added. Presently they are actively working toward permitting and lobbying to get the permits, they owe Costco permits as part of their lease. Until they have the permits Costco can't come. Costco is a driver for the infrastructure, they are not sitting on their hands, and they are actively pursuing it. We are in the business of developing property; there is no benefit to them to drag their heels. Until the State does all of their improvements that bridge could be a bridge to nowhere and to build a bridge to nowhere not knowing exactly what can happen is foolish for them.

Mr. McPherson asked where they are with the permits.

The representative stated the Feds come first, the DOT can't override the Feds, they are negotiating down with the Feds, once that is done then OSTA will pick up the pace. The lease with Costco is very clear that we need permits before they begin anything. They would like to do the additional residential units while this is going on. This development has attracted 18-35 years olds, who previously had no place to live in East Lyme. EB is a big dynamic there.

There was discussion of the emergency access road.

Mr. Mulholland stated it was not meant for traffic other than emergency, it is hard packed and parts are paved, there is a lock on it now because residents were using it.

Mr. Donovan asked if the bridge could be put in as a stipulation for the final commercial project.

#### **ADJOURNMENT**

**Motion (1) Mr. Donovan moved to adjourn the Special Meeting at 8:40 p.m.**

**Seconded by Mr. McPherson.**

**Motion Passed 6-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**