

**TOWN OF EAST LYME  
ZONING COMMISSION  
November 15th, 2018  
PUBLIC HEARING & REGULAR MEETING MINUTES**

**Members Present:**

**Matthew Walker, Chairman  
Norm Peck  
Terence Donovan  
Kimberly Kalajainen  
Anne Thurlow, Alternate  
James Liska, Alternate (\*Sat as a Regular Member)  
William Dwyer, Alternate (\*Sat as a Regular Member)**

**Also Present:**

**Bill Mulholland, Zoning Officer  
Rose Ann Hardy, Ex-Officio  
Peter Lynch, Planning Representative  
Chris Taylor, Fire Marshall**

FILED IN EAST LYME  
CONNECTICUT  
11/26 2018 AT 8:05 AM PM  
*Brooke Stearns*  
EAST LYME TOWN CLERK

**Absent:**

**George McPherson, Secretary  
John Manning**

Chairman Walker called the Zoning Commission meeting to order at 7:38 p.m.

The Commission sat Mr. Dwyer and Mr. Liska as Regular Members for the evening.

**Pledge of Allegiance**

Mr. Walker led the Pledge.

**Public Hearing-**

- 1. Application of Mostowy Towers LLC, for a Special Permit for the construction and operation of a communications tower facility at 16 Mostowy Road, East Lyme, Connecticut. East Lyme Assessor's Map 40.0 Lot 5.**

Mr. Walker noted the legal ad published, for the record.

Mr. Mulholland explained this is a public/private project and the Town will be leasing antenna tower; the tower will be on Town land. He said he has also discussed the project with the Town Attorney who has worked on the leasing agreement.

Chris Hack of Marcus Communications and Fire Marshall Chris Taylor came forward to discuss the Application and reviewed the following with the Commission:

- The tower will run completely on solar power with no electricity or telephone poles.
- Solar panels will be 63 which is the standard size.
- The tower will be galvanized.
- There will be a concrete structure for securing the equipment.

Ms. Kalajainen seconded the motion.  
Motion carried, 6-0-0.

#### Regular Meeting-

1. **Application of Mostowy Towers LLC, for a Special Permit for the construction and operation of a communications tower facility at 16 Mostowy Road, East Lyme, Connecticut. East Lyme Assessor's Map 40.0 Lot 5.**

Mr. Donovan said he would only be concerned with this application if they didn't have to come before Zoning again for the addition of cellular.

Mr. Walker said this is a unique application because of the combination of a public and private partnership. He said the fact that there are no neighbors here tonight is compelling.

Mr. Donovan observed this is a much needed safety measure.

Mr. Walker agreed there should not be dead zones in the rural areas of our Town.

#### **MOTION (1)**

**Mr. Liska moved to approve the Application of Mostowy Towers LLC, for a Special Permit for the construction and operation of a communications tower facility at 16 Mostowy Road, East Lyme, Connecticut. East Lyme Assessor's Map 40.0 Lot 5.**

**Mr. Dwyer seconded the motion.**

**Motion carried, 6-0-0.**

#### **2. 2019 Zoning Commission Meeting Schedule**

Mr. Mulholland suggested the Commission review the schedule and rule on it at the next meeting.

#### **3. Approval of Minutes of October 18th, 2018.**

Mr. Peck said towards the bottom of page 2 it says:

*"Mr. Peck said after Bob's Discount Furniture went in that zone was eliminated- there is no more shopping centre in the industrial area and that in and of itself will reduce traffic."*

It should read *"Mr. Peck said after Bob's Discount Furniture went in, that **use** was eliminated- shopping centres **are no longer allowed** in the industrial zone."*

#### **MOTION (2)**

**Mr. Liska moved to approve the Meeting Minutes of October 18th, 2018 as amended.**

**Mr. Donovan seconded the motion.**

**Motion carried, 5-0-1.**

**Ms. Kalajainen abstained from the vote due to her absence from the October 18th, 2018 meeting.**

#### Old Business-

1. Subcommittee-Mixed Use in CB Zone

Mr. Mulholland said he is working on this.

3. Zoning Official

Mr. Mulholland said the Midway Mall Plaza has been bought and will be getting a facelift, the new Hope Street condos are almost done, and he's been battling with Dollar General about their catch basin.

4. Comments from Ex-Officio

Ms. Hardy was not in attendance.

5. Comments from Zoning Board Liaison to Planning Commission

Mr. Liska gave his report at the previous Zoning Commission meeting.

Mr. Donovan said the meeting was cancelled. Mr. Liska filled in for Ms. Kalajainen and attended the October 2nd meeting which he briefly outlined for the Commission; the meeting consisted of the public hearing for the Twin Valley Subdivision.

6. Comments from Chairman

There were none.

**Adjournment**

**MOTION (3)**

**Mr. Donovan moved to adjourn the Zoning Commission Meeting at 8:51 p.m.**

**Ms. Kalajainen seconded the motion.**

**Motion passed, 6-0-0.**

Respectfully Submitted,

Brooke Stevens  
Recording Secretary

# Town of East Lyme

## APPLICATION FOR SPECIAL PERMIT

Date of Application: 9-20-2018

Zone: SU-E special use district

Applicant's Name: Mostowy Towers LLC

Applicant's Address: PO Box 1498 Manchester, CT 06045

Telephone: 860-646-1839

Location of Affected Premises: 16 Mostoway

Assessor's Map/Block/Lot: 40.0/5//

Owner of Record: Town of East Lyme

Volume/Page: 0880/599

Owner's Address: 108 Pennsylvania Ave. Niantic, CT 06357

Telephone: 860-739-6931

**DESCRIPTION OF SPECIAL PERMIT REQUESTED** {Requires compliance with Zoning Regulations 24, 25 & 9 and all other applicable Zoning Regulations of the Town of East Lyme; also state which sections of Zoning Regulations Special Permit is subject to}:

See attached description

Signature of Owner:

Bruce S. Maun

Signature of Applicant:

Bruce S. Maun

**Attach a true copy of the Deed and a Site Plan {10 copies required}.** A copy of the deeds for all affected properties and a site plan demonstrating compliance with all applicable zoning code requirements must accompany this application.

**Proof of posting of Special Permit Application public notice sign (Section 25.4.3-1).** Proof of posting of the Special Permit Application for Public Notice must be submitted.

\*\*\*\*\*

### Below this line for Office Use Only:

\*\*\*\*\*

Deed Copies Attached: YES X NO

PERMIT FEE: SPECIAL PERMIT FEE \$150.00

\$150

OUTDOOR DINING RENEWAL \$20.00

----

Site Plan Attached:

YES X NO N/A

SITE PLAN FEE \$200.00

\$200

STORM WATER \$200.00

\$200

STATE FEE:

\$60.00

CHECK #: \_\_\_\_\_

TOTAL DUE:

\$ 610.00

Date Approved: \_\_\_\_\_

Date Denied: \_\_\_\_\_

Approval subject to conditions below:

1. \_\_\_\_\_

2. \_\_\_\_\_

Approval to become effective upon publication and date of entry into the land records of the Town of East Lyme affecting the premises as described in this application.

Date: \_\_\_\_\_ Attest \_\_\_\_\_

East Lyme Zoning Chairman

# Town of

**P.O. Drawer 519**

**Department of Planning &  
Inland Wetlands**

*Gary A. Goeschel II, Director of Planning /  
Inland Wetlands Agent*



# East Lyme

**108 Pennsylvania Ave  
Niantic, Connecticut 06357**

**Phone: (860) 691-4114**

**Fax: (860) 860-691-0351**

March 8, 2017

Mark C. Nickerson, First Selectman  
Town of East Lyme  
PO Box 519  
Niantic CT 06357

**RE: Town of East Lyme CGS 8-24 Referral; Town of East Lyme request for a  
communications tower at 16 Mostoway Road.**

Dear Mr. Nickerson,

The East Lyme Planning Commission at their regular meeting held on Tuesday, March 7, 2017, at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut, exercising its authority pursuant to Section 8-24 of the General Statutes and having reviewed the proposal to construct a communications tower at 16 Mostoway Road, East Lyme (a/k/a Darrow Pond), voted to forward a favorable recommendation to the Board of Selectman for the above referenced project and noted that public safety is paramount.

If you have any further questions please do not hesitate to contact the Director of Planning at (860) 691-4105 or visit the East Lyme Planning Department.

Sincerely,

Rita Palazzo, Secretary  
Planning Commission

cc: Richard Morris, Fire Marshal  
Mark S. Zamarka, Esq., Town Attorney  
File

## Town of

Mark C. Nickerson  
First Selectman  
MNickerson@eltownhall.com



## East Lyme

108 Pennsylvania Ave.  
P.O. Box 519  
Niantic, Connecticut 06357  
Phone (860) 691-4110  
Fax (860) 739-2851

TO: Gary Goeschel, Town Planner  
FROM: Mark C. Nickerson, First Selectman  
DATE: February 16, 2017

At their meeting of February 15, 2017, the Board of Selectmen approved the following:

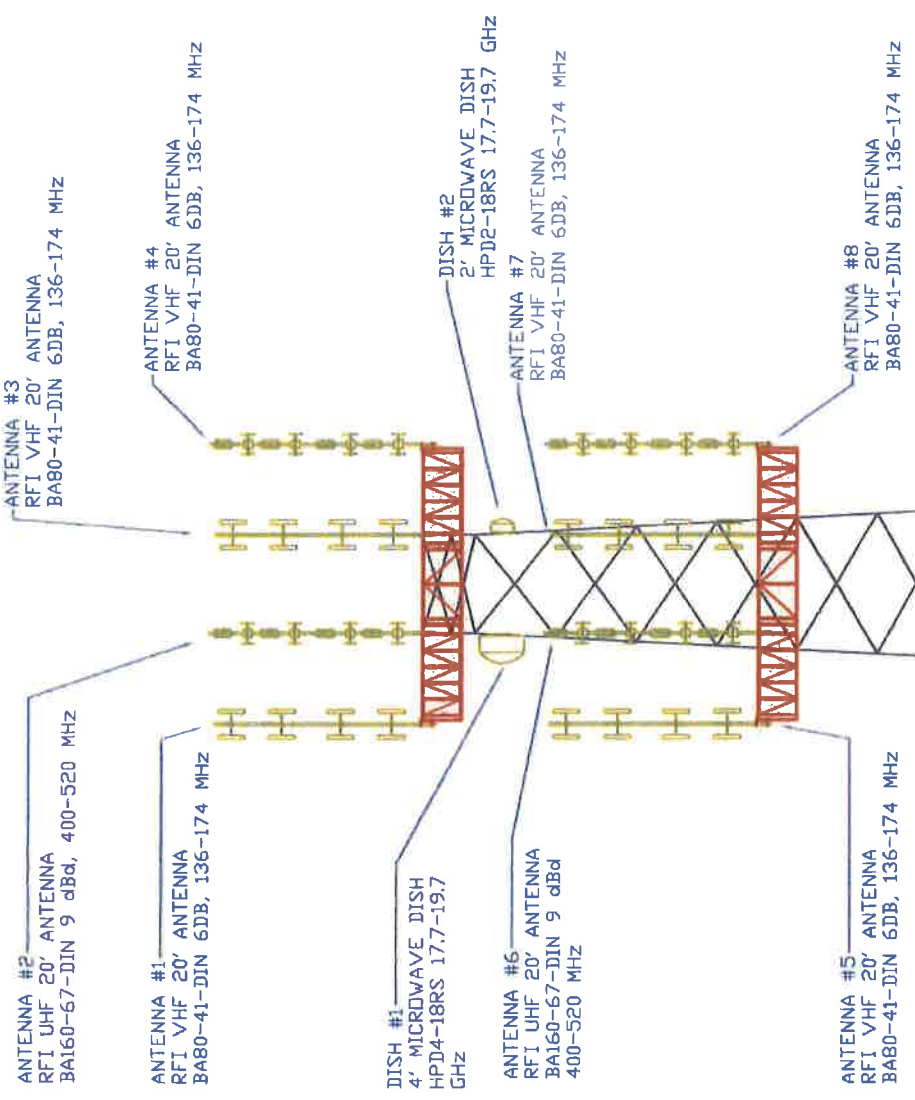
The Board of Selectmen hereby direct the Planning Commission to submit a report as provided in Section 8-24 of the Connecticut General Statutes regarding the possible construction and operation of a communication tower to be located on a portion of the "Darrow Pond" property owned by the Town.

The Board of Selectmen also direct the Planning Commission to work with Mr. Richard Morris to obtain any and all information that may be needed in order to complete the 8-24 review.

MCN:saa

cc: Mr. Richard Morris, Town of East Lyme







MARCUS  
ENGINEERING  
P.O. BOX 148  
13 BRIDGEMAN DRIVE  
MADISON, NJ 07940  
PHONE: (609) 426-1841  
FAX: (609) 426-4492  
MARCUS@MARCUS-ENG.COM

ISSUED FOR	
REV	DESCRIPTION
1	9/16/18 REVISION
2	9/17/18 REVISION 1
3	9/17/18 REVISION 2
4	9/17/18 REVISION 3

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PROJECT TITLE:  
TOWN OF EAST LYME  
TOWER PROPOSAL

LOCATION:  
\*

SHEET TITLE:  
EAST LYME  
TOWER ELEVATION 180'

PROJECT NUMBER:  
-

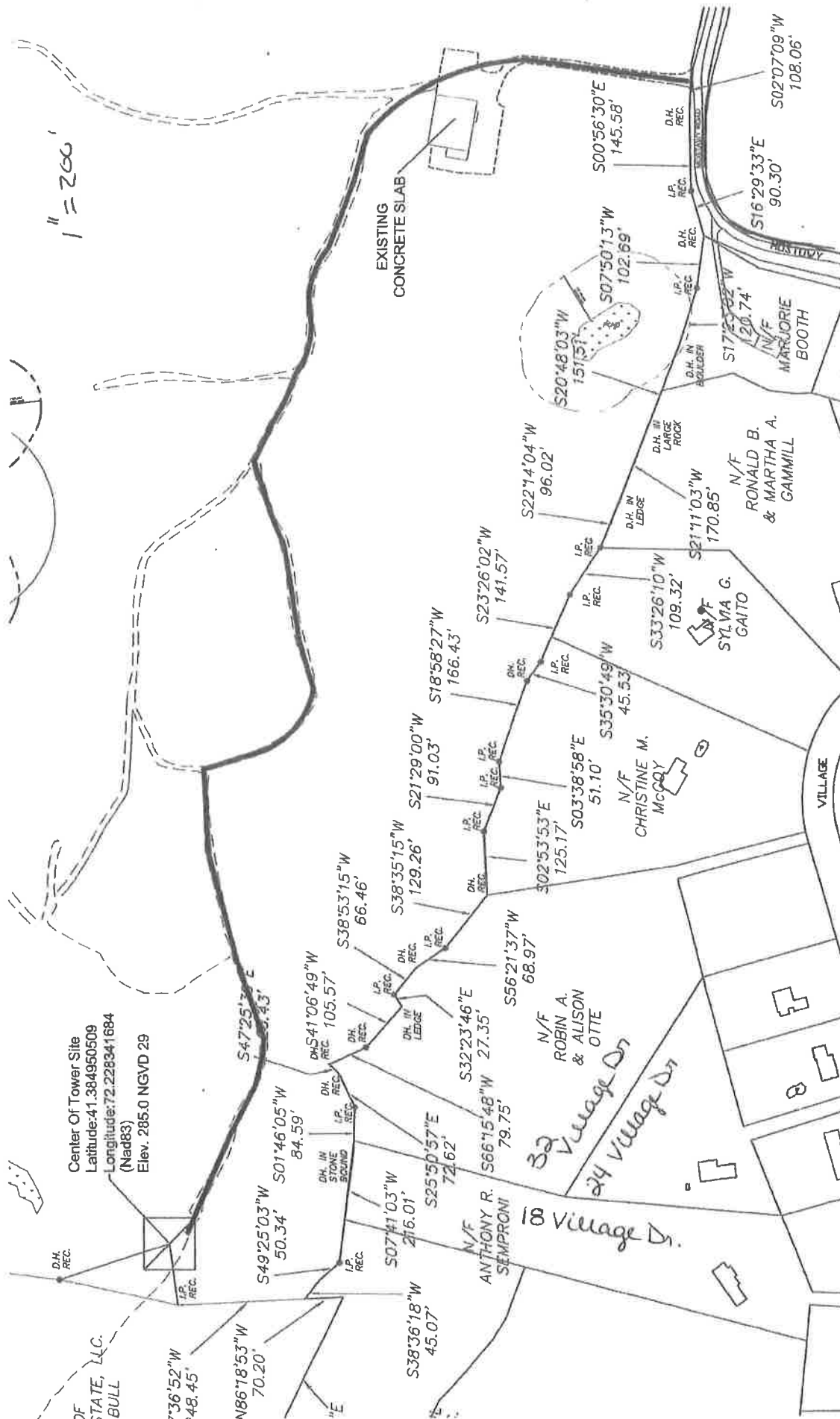
DRAWN BY:  
TODD STACY

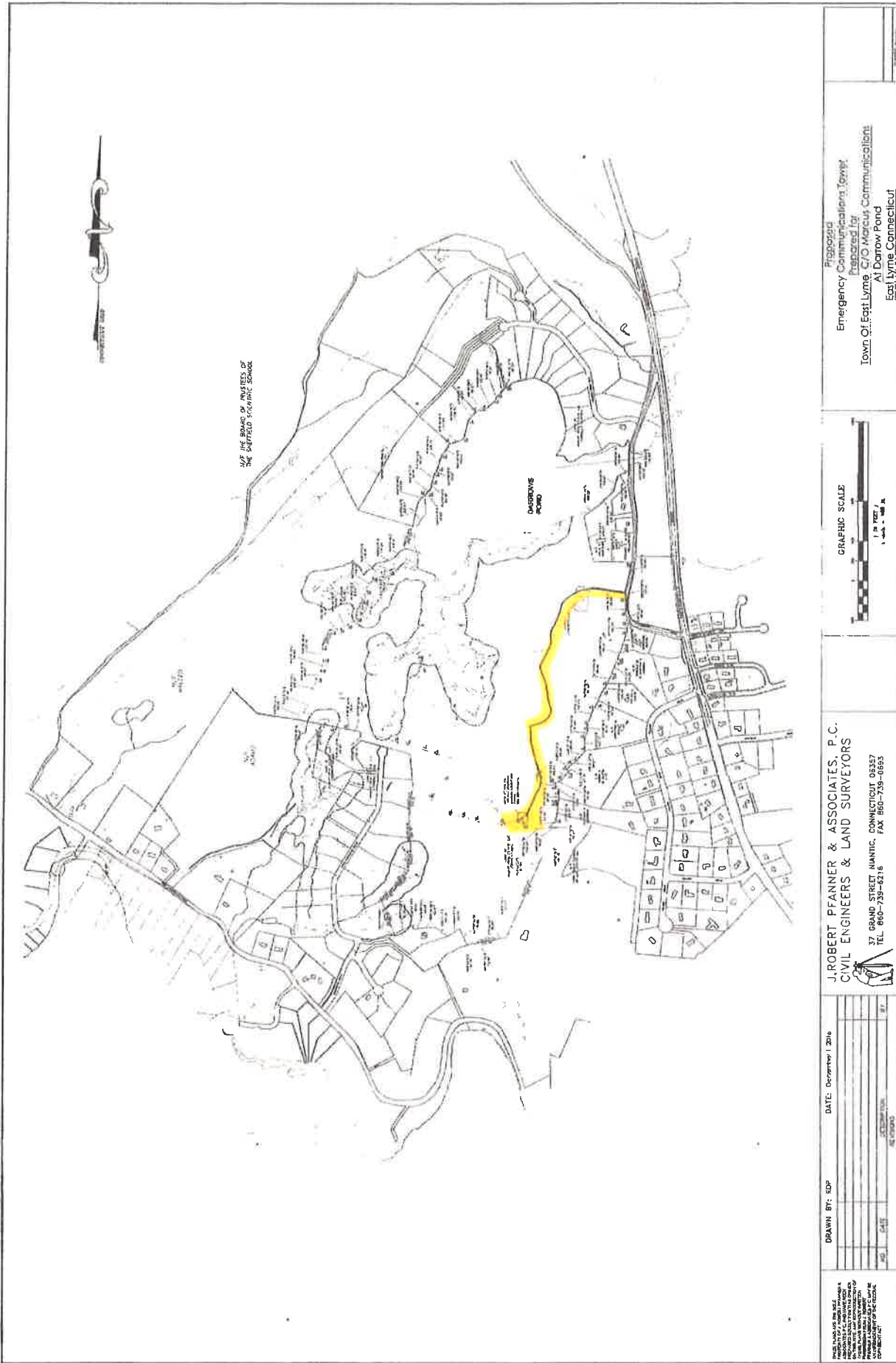
SHEET:  
**ANT-1**

TOWER ELEVATION 180'  
SCALE: 1/16" = 1'



1" = 200'





A 25' easement across The Town of East Lyme land on Mostoway Road on land shown on a plan entitled "LAND TO BE COVEYED TO DARROW POND, L.L.C. FROM NEW ENGLAND NATIONAL MOSTOWAY ROAD EAST LYME, CONNECTICUT " Scale 1" = 300' Dated 4-5-05, Revised thru 5-11-05 by J. Robert Pfanner & Associates, P.C.

The center line of the easement is described below.

Beginning at a point on the west side of Mostoway Road N02°07'09"E 70.00 ft. from a drill hole then running N81°31'54"W a distance of 320.45' to a point, thence along a curve to the left with a radius of 300.00 and a length of 409.27 ' to a point , thence running generally south the following :

S22°08'48"W a distance of 263.25' to a point thence running

S00°11'47"E a distance of 122.53' to a point thence running

S25°55'56"W a distance of 253.54' to a point thence running

S20°03'13"E a distance of 175.57' to a point thence running

S12°13'11"E a distance of 263.50' to a point thence running

Along a curve to the right with a radius of 100.00 and a length of 118.58' to a point thence running S55°43'20"W a distance of 60.73' to a point thence running

S73°01'00"W a distance of 126.09' to a point thence running

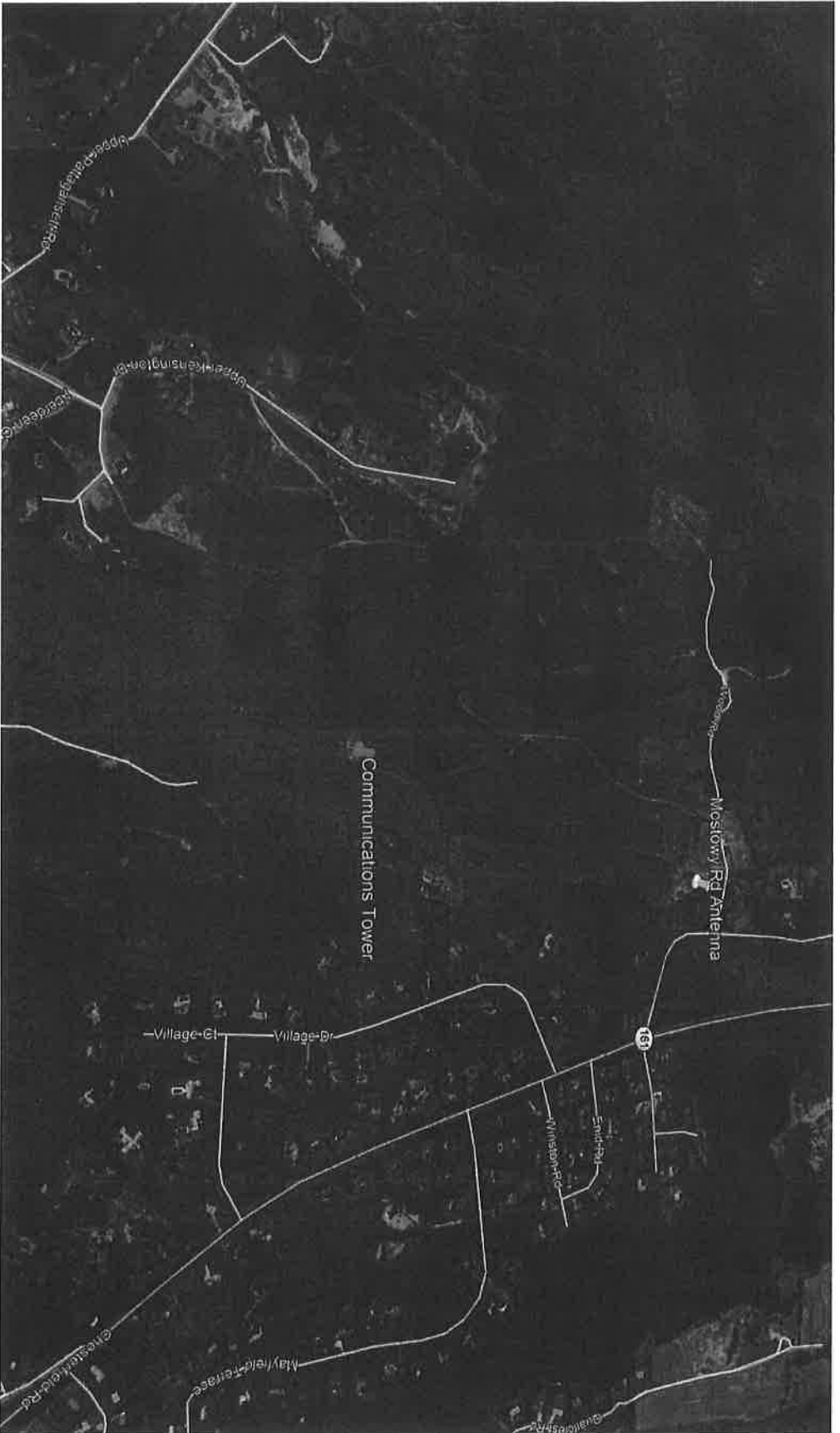
S03°21'37"E a distance of 167.19' to a point thence running

S14°13'03"E a distance of 191.30' to a point thence running

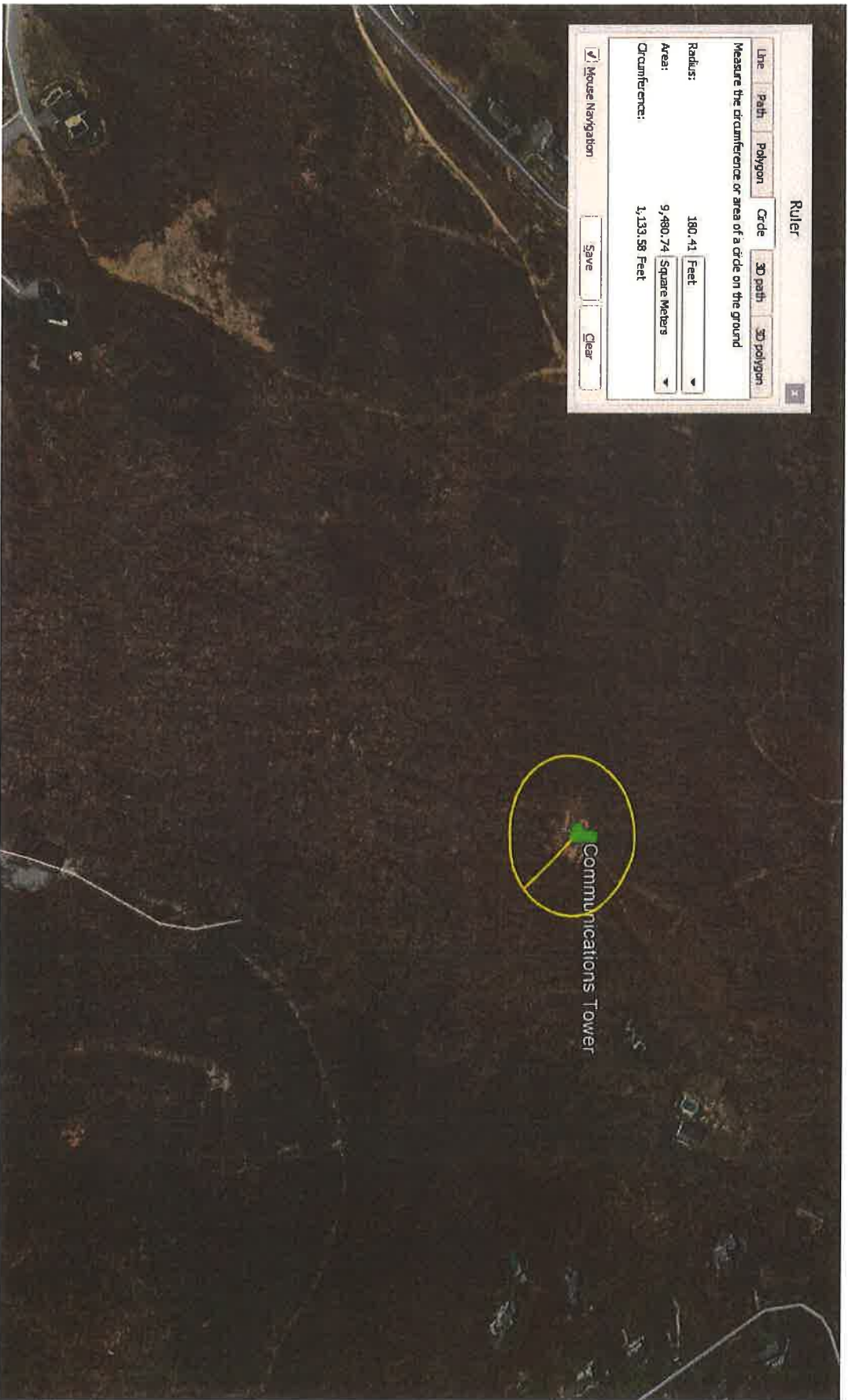
S19°13'57"E a distance of 157.43' to a point thence running

Along a curve to the right with a radius of 100.00 and a length of 73.43' to a point thence running S22°50'27"E a distance of 319.51' to a point on the Northeast corner of the 100' by 140' Tower site.Z

E



Elevation 224  
Communication Tower 180 Feet  
1.5 Miles Wide, By 1 Mile High



**Ruler**

☐ Line ☐ Path ☐ Polygon ☐ Circle ☐ 3D path ☐ 3D polygon

Measure the circumference or area of a circle on the ground

Radius: 180.41 Feet

Area: 9,480.74 Square Meters

Circumference: 1,133.88 Feet

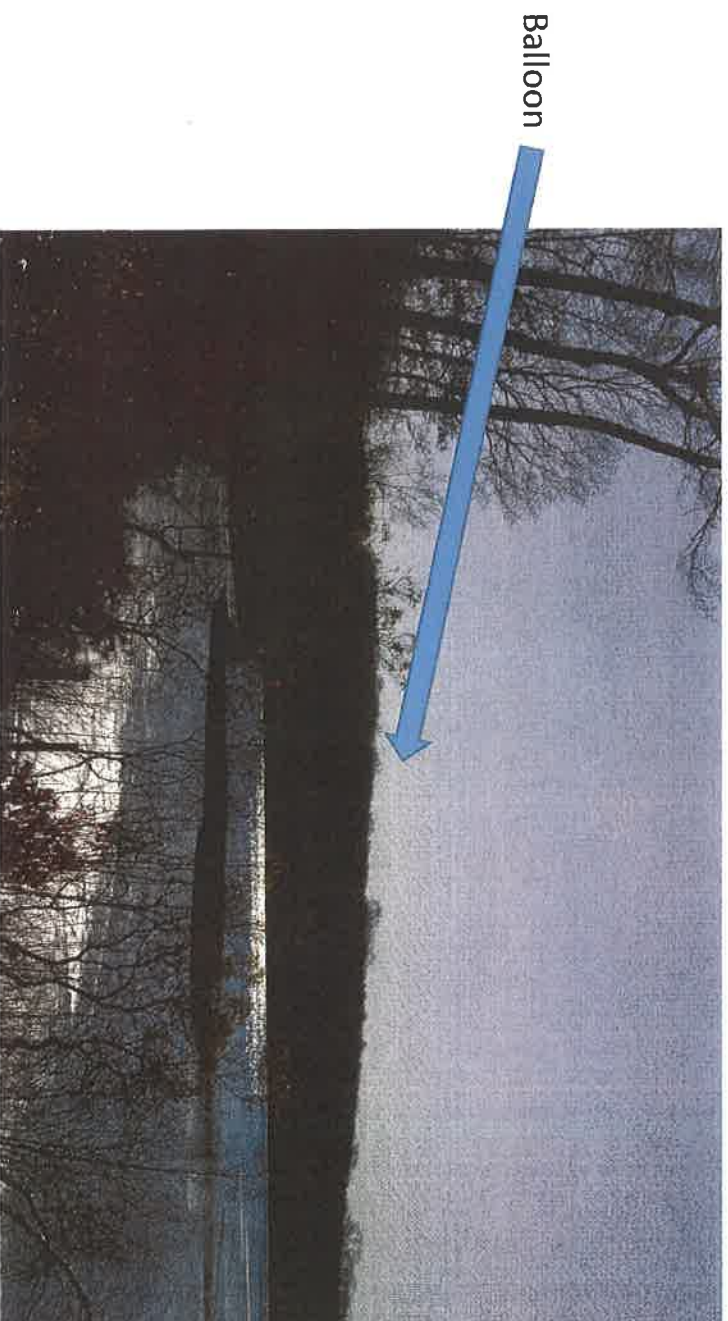
☒ Mouse Navigation

# 1 Darrows – CT balloon from end of driveway





## 12 Darrows Ridge Road from back of house



# 18 Darrows Ridge Road from House 2

Balloon





# 19 Darrows Ridge Road from house

Balloon



## 22 Darrows Ridge Road from house

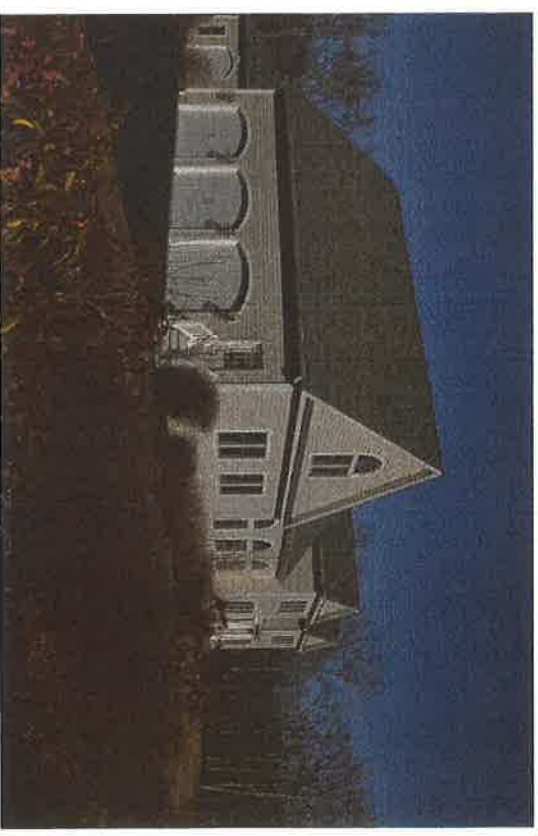
Balloon



# 30 Darrows Ridge Road from house 2



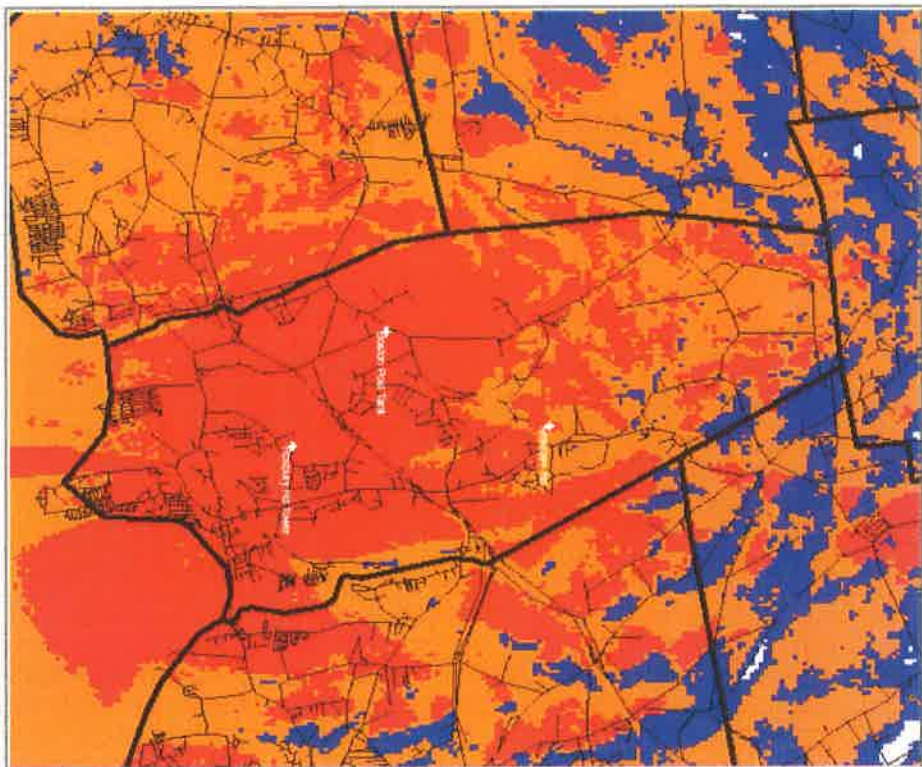
Balloon



East Lyme Fire

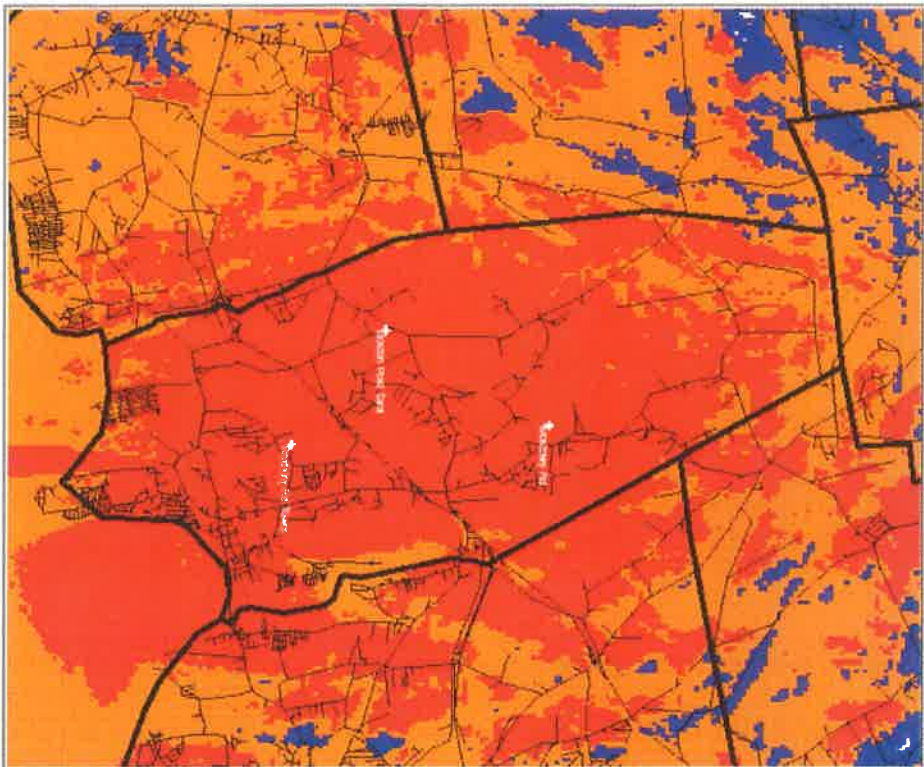
Current Coverage - Boston Post Rd Tank and Roubay Rd Tower

March 30, 2016

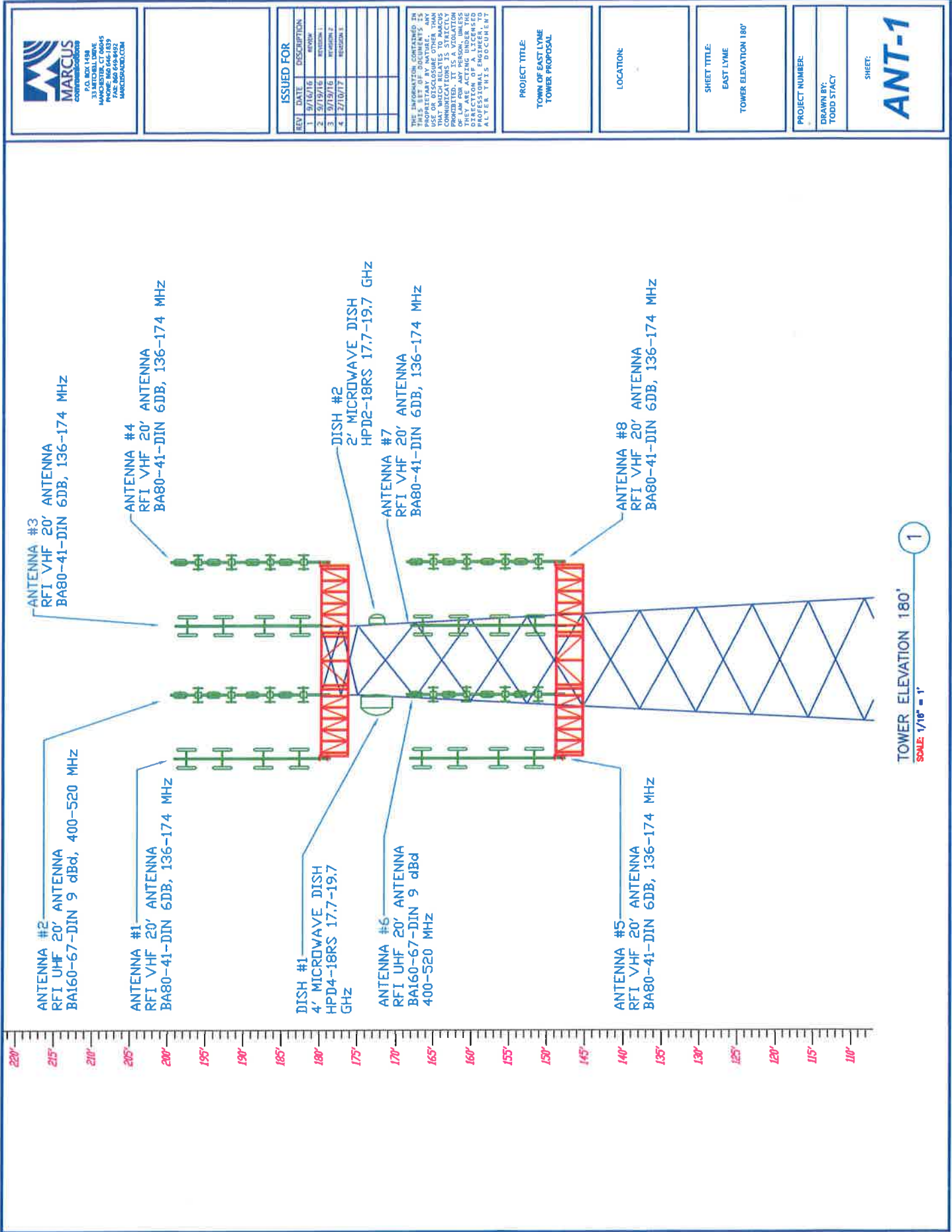


RED= Indoor Protection    ORANGE= Outdoor Protection    BLUE= Water





RED- Indoor Portable    ORANGE- Outdoor Portable    BLUE- Mobile



**MARCUS**  
COMMUNICATIONS  
P.O. BOX 1458  
33 MITCHELL DRIVE  
MARCUS, CT 06455  
PHONE 860-644-1189  
FAX 860-644-9492  
MARCUS@GMAIL.COM

ISSUED FOR	
REV	DESCRIPTION
1	9/16/16
2	9/19/16
3	9/19/16
4	2/10/17

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TOWER PROPOSAL

**LOCATION:**

**SHEET TITLE:**  
EAST LYME  
TOWER ELEVATION 180'

**PROJECT NUMBER:**  
  
**DRAWN BY:**  
TODD STACY

**SHEET:**  
**ANT-1**