

**TOWN OF EAST LYME
ZONING COMMISSION
FEBRUARY 21st, 2019
PUBLIC HEARING and REGULAR MEETING MINUTES**

Members Present:

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

FILED IN EAST LYME
CONNECTICUT
Feb 27, 2019 AT 9:15 AM/PM
Brooke Hansen ATC
EAST LYME TOWN CLERK

Also Present:

Bill Mulholland, Zoning Officer
Rose Ann Hardy, Ex-Officio
Dave Putnam, Director of Parks & Recreation

Absent:

John Manning

Chairman Walker called the Zoning Commission meeting to order at 7:30 p.m.

The Commission sat Mr. Liska as a Regular Member for the evening.

Pledge of Allegiance

Mr. Walker led the Pledge.

Public Delegations

There were none.

Public Hearing-

- 1. Application of Pazz Construction, Applicant, for Margaret Prokop, Co-conservator/Owner, for a zone change from existing RU-40 to CA of a portion of the property at 285 Boston Post Road, East Lyme Assessor's Map 30.1, Lot 59.**

Mr. Walker noted this item is being continued without discussion at the request of the Applicant; it has been continued to March 7th, 2019. He noted the Architect for the Applicant is stuck down south due to a weather incurred flight delay; this item will have to be heard on March 7th, 2019 otherwise the Applicant will run out of time..

2. Application of Pazz Construction, Applicant, for Margaret Prokop, Co-Conservator/Owner, for a Special Permit for the construction of four units of elderly housing at 285 Boston Post Road, East Lyme Assessor's Map 30.1, Lot 59.

This item has been continued until March 7th, 2019 for the same reasons stated above.

3. Application of Jonathan Tunsky for a Special Permit under Section 8, 9, 24 and 25 of the East Lyme Zoning Regulations to renovate an existing baseball field Into a Miracle League Field at 171 Boston Post Road, East Lyme Assessor's Map 31.1 Lot 31.

- Mr. Walker noted for the record the publication of the legal ad for this item.
- Mr. McPherson read Mr. Mulholland's memorandum dated February 21st, 2019 into the record.

Mr. Tunsky and Parks & Rec Director and Miracle League Executive Director Dave Putnam came forward to detailed how this project came to be as well as the community support they have received. Mr. Putnam provided a timeline (attached) and shared some of the following:

- The Miracle League Field will be the rear field behind Flanders Elementary.
- Its a field designed for use by children with physical and cognitive disabilities.
- This will be the 4th Miracle League Field in New England.
- It will be a multi-sports field to accommodate as many sports as possible, as opposed to the Hartford baseball only Miracle League Field.
- No municipal funds are being utilized to complete this project.
- The turf material that will be utilizes is especially good for wheelchairs and walkers.
- Here this evening for the 1st Phase of the project; Phase 2 will encompass a playscape and Phase 3 will include bathroom facilities and meanwhile, port-a-potties will be utilized.
- Total community fundraising to date totals \$339,000.
- Initial Phase 1 is around \$500,000.
- The Flanders location was chosen given the accessibility of I-95 and I-395; this is intended to be a field utilized by the region.
- When the field is not scheduled for adapted sports it can be utilized by the school and community for gym class and T-Ball.

Mr. Tunsky completed the design for this project and came forward to detail it for the Commission and shared the following:

- There will be bleachers, dugouts and 3 additional handicapped parking spaces.
- There will be an accessible path to the parking lot.

Mr. Liska asked about site drainage and Mr. Tunsky explained it will be similar to a parking lot and there will be surface drainage and around the field, a catch basin system as well as gravel. He noted its over designed to prevent water issues.

Mr. Donovan asked about the asphalt and Mr. Tunsky discussed the chosen turf with the Commission.

Mr. McPherson noted for the record that the Colored Map of the site provided by the Applicant this evening will be Exhibit A, the Ballfield Collage will be Exhibit B, and the Rocky Hill rendering will be Exhibit C.

Mr. Walker called for public comment and there was none.

MOTION (1)

Ms. Kalajainen moved to close the Public Hearing.

Mr. Peck seconded the motion.

Motion carried, 6-0-0.

Regular Meeting

- 1. Application of Pazz Construction, Applicant, for Margaret Prokop, Co-conservator/Owner, for a zone change from existing RU-40 to CA of a portion of the property at 285 Boston Post Road, East Lyme Assessor's Map 30.1, Lot 59.**

This item has been continued.

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This item has been continued.

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MOTION (2)

Mr. Peck moved to approve the Application of Jonathan Tunsky for a Special Permit under Section 8, 9, 24 and 25 of the East Lyme Zoning Regulations to renovate an existing baseball field into a Miracle League Field at 171 Boston Post Road, East Lyme Assessor's Map 31.1 Lot 31.

Mr. McPherson said he would like to add to the motion that they find that the existing parking is adequate.

MOTION (3)

Mr. Peck amended his motion as read.

Mr. McPherson seconded the motion.

Motion carried, 6-0-0.

Mr. Mulholland said this will be published next Thursday February 28th and effective Friday March 1st.

Mr. Walker said in a world of such negativity it's refreshing to see such a worthwhile and positive project. He said it's a great thing for the Town and a tremendous project, he just wishes it was more visible.

4. Application of Joe Wren, P.E., Indigo Land Design, LLC, Agent for Michael C and Karen A Beebe, Owners; for a Coastal Area Management Review for demolition of an existing single family dwelling and construction of a new single family dwelling on property located at 8 Point Road, East Lyme Assessor's Map 04.14 Lot 23.

Mr. McPherson read Mr. Mulholland's memorandum dated February 21st, 2019 into the record.

Joe Wren of Indigo Land Design at 40 Elm Street in Old Saybrook and resident of East Lyme, came forward representing the Applicant. He explained they're here only for the Coastal Management Review and shared some of the following:

- During construction there will be a silt fence and a temporary soil stockpile area.
- There will be 4 dry wells for drainage which will be enough to handle more than 1 inch of runoff for the entire roof.
- They've received unanimous approval from Giants Neck Beach Zoning.
- All Zoning conditions have been met.

Mr. Mulholland said the Commission is looking to find that all reasonable measures have been met to prevent any adverse impact from the proposed activity. He said the silt fence and the haybale are measures to prevent erosion and filter any wayward particles.

Mr. Walker said he thinks the application is pretty straight forward. Mr. Donovan asked if they're touching the seawall and Mr. Wren said no.

MOTION (4)

Mr. McPherson moved to approve Application of Joe Wren, P.E., Indigo Land Design, LLC, Agent for Michael C And Karen A Beebe, Owners; for a Coastal Area Management Review for demolition of an existing single family dwelling and construction of a new single family dwelling on property located at 8 Point Road, East Lyme Assessor's Map 04.14 Lot 23 with the previous stated conditions; all reasonable measures have been met to prevent any adverse impact from the proposed activity.

Mr. Donovan seconded the motion.

Motion carried, 6-0-0.

5. Approval of Minutes of February 7th, 2019

MOTION (5)

Ms. Kalajainen moved to approve the Public and Regular Meeting Minutes of February 7th, 2019 as presented.

Mr. McPherson seconded the motion.

Motion carried, 5-0-1.

Mr. Liska abstained from the vote due to his absence from the February 7th, 2019 meeting.

Old Business-

1. Subcommittee-Mixed Use in CB Zone

Mr. Mulholland said he will schedule time for this.

2. Subcommittee-Site Plan Requirements/Architectural Regulations

Mr. Mulholland said he has scheduled time with Mr. Goeschel for next week to review this.

New Business-

1. **Application of Edward H. Wenke, III PE, Agent for Regina Hitchery, Owner; for a Coastal Area Management Review for demolition of an existing single family dwelling and construction of a new single family dwelling on property located at 27 Saunders Drive, East Lyme Assessor's Map 22.14 Lot 65.**

Mr. Mulholland will schedule this item.

2. Any business on the floor, if any by the majority vote of the Commission.
There was none.

3. Zoning Official

Mr. Mulholland said the office is busy, Costco is underway and they're moving right along.

4. Comments from Ex-Officio

Ms. Hardy said she has report but came forward to address Mr. Donovan's questions regarding the Public Safety Complex Visionary Committee which will consist of three Board of Selectmen and Board of Finance Members and well as two members of the Public at large; Chief Finkelstein will serve as Ex-Officio.

5. Comments from Zoning Board Liaison to Planning Commission

Mr. Liska will attend the March 5th, 2019 meeting. Mr. Donovan asked about the rotation and Mr. Walker said he will discuss the schedule with Mr. Mulholland.

6. Comments from Chairman

There were none.

Adjournment

MOTION (6)

Mr. McPherson moved to adjourn the Zoning Commission Meeting at 8:11 p.m.

Mr. Liska seconded the motion.

Motion passed, 6-0-0.

Respectfully Submitted,

Brooke Stevens
Recording Secretary



Project Timeline

- Spring of 2017 partnered with the Miracle League of Connecticut (MLCT) to host the "ICan Bike" program. MLCT at the time in search of a location in Southeastern CT for a second Miracle League Field in CT.
- May 2017 – Parks and Recreation Commission Approval
- June 2017 – East Lyme Board of Education Approval
- Summer of 2017 MLCT contracted with TO Design for initial schematic and budget plans.
- August 2017 – "ICan Bike" program was held at East Lyme Middle School.
- November 2017 – Public announcement on the project held at Flanders Fish Market
- December of 2018 – Board of Directors and Advisory Board selected for the Miracle League of Southeastern Connecticut (MLSECT)
- March 2018 – 1st fundraiser – Trivia Night held raised \$4,500.00
- March 29, 2018 - \$100,000.00 raised
- March – October fundraising continued with local businesses and organizations supporting our project (Niantic Main Street, Niantic Rotary and Lions Clubs, Kiwanis Club of NL, Power of Together)
- September 2018 – Miracle Student Club started at East Lyme High School
- October 2018 – 2nd fundraiser – Niantic Bay Oyster Festival raised \$18,000.00
- October 15, 2018 - \$200,000.00 raised
- November 2018 – MLSECT contracted with TO Design for site plans and to begin bid spec's for the project.
- November 2018 – 3rd fundraiser – Playing for a Miracle at the Mohegan Sun raised \$77,000.00
- December 5, 2018 \$250,000.00 raised
- December 20, 2018 \$300,000.00 raised
- January 25, 2019 – 4th fundraiser – Miracle League Night at Filomena's raised \$20,000.00
- Late January 2019 – submitted application to the Zoning Commission
- February 8, 2019 – 5th fundraiser – Palazzo's Italian Night raised \$5,000.00
- February 21 – Zoning Commission Public Hearing
- February 21 – Fundraising total to date = \$339,000.00

Upcoming Events/Fundraisers:

- March 1 – Illusion Quest presented by Flanders School at East Lyme High School.
- March 16 – Prom Dress Extravaganza
- March 16 – Project Learn Disability Summit
- March 17 – Mac and Cheese event at the Farmers Market Smith Acres

- **April 13 – Niantic Rotary Club Gala**
- **April 28 – Niantic Bay Boardwalk 5K**
- **May 11th 2nd Annual Trivia Night**
- **April – Blackhawk Seal watch**
- **October 12- 2nd Annual Oyster Festival**
- **November 22 – 2nd Annual Playing for a Miracle**