

July 12 20 07 at 11:25 AM PM

Esther B. Williams

EAST LYME TOWN CLERK

**EAST LYME ZONING COMMISSION
SPECIAL MEETING
Thursday, JULY 12th, 2007
MINUTES**

The East Lyme Zoning Commission held a Special Meeting on Thursday July 12, 2007 at the Middle School Auditorium, 37 Society Road, Niantic, CT.

PRESENT: Mark Nickerson, Chairman, Rosanna Carabelas, Secretary, Ed Gada, Norm Peck, Bob Bulmer, Alternate, William Dwyer, Alternate

ALSO PRESENT: William Mulholland, Zoning Official
Rose Ann Hardy, Ex-Officio, Board of Selectmen
Attorney Theodore Harris
Jay Fisher, Konover Development

ABSENT: Pamela Byrnes, Marc Salerno, Joe Barry, Alternate

PANEL: Mark Nickerson, Chairman, Rosanna Carabelas, Secretary, Ed Gada, Norm Peck, Bob Bulmer, Alternate, William Dwyer, Alternate

Chairman Nickerson called this Special Meeting of the East Lyme Zoning Commission to order at 6:36 PM.

Special Meeting

1. Commission discussion on "Development of the Gateway Planned Development District"

Mr. Nickerson said that they were asked at their last meeting by the Gateway developer to review the Gateway proposal as allowed by Statute. He said that at that time that he had asked Staff to check with Town Counsel on this. He asked Mr. Mulholland if he had spoken with Town Counsel.

Mr. Mulholland said that he has and that Town Counsel has indicated that this is something that they can do. He added that Town Counsel would be present shortly and that they could ask him any other questions that they might have.

Mr. Nickerson said that basically they felt that they were left with a lot of unanswered questions on traffic, engineering, economics and the like and that this format seems to be an opportunity to get that done. He said that they had also heard from people not wanting this in their back yard. He asked the Commission members for their thoughts on the type of information that they felt they needed to see.

Mr. Peck said that basically at the Public Hearing there were certain requirements that were made and numbers and uses that had to be done to make the project work. He said that he sees a need for an economic impact study report on the effect on local businesses in both ends of Town, I-95 traffic, a crime report, Town services impact and trends/economic trends in the retail industry to come up with an educated decision on this type of project.

Mr. Nickerson suggested that perhaps someone from NEMO or Planimetrics could do a presentation on the different types of concepts.

Mr. Dwyer said that he was interested in the end result of traffic on every road.

Ms. Carabelas said that she had an issue with the big box verbiage as an anchor store and said that she could get in touch with Jim Gibbons of NEMO for a presentation if they wanted.

Mr. Mulholland suggested that they put together a list of contacts and possibly a cost factor (if any).

Mr. Gada said that he agrees with the Town-wide impact study, specifically traffic and more specifically with respect to Exit 74.

Mr. Bulmer said that as he listens here that he comes away with the idea that the GPDD is dead and that they have to do all of these studies. He does not think that the GPDD is dead but rather that it just needs some good marketing and that the Town has not marketed it. He thinks that the Town should put up some money and get some real estate people from New York to get some good leads and see what happens. He said that he really thinks that this did not happen because it was not marketed. If they market it and find that does not work then they might have to go to other alternatives but what was presented was just a glorified shopping mall in his opinion. He said that he would also like retail to have gabled roofs. He added that this Town is in a financial revolt and going through its' third referendum and he does not think that they should at all consider any housing for this area.

Mr. Nickerson asked if they would like to vote on what a study might look like that they want to see. He asked Attorney Harris if he had any comments.

Attorney Harris said that clearly the Commission has a variety of issues, albeit legitimate and that there are a group of gentlemen here who have done a majority of those studies and would be able to provide a good start to help them move forward.

Mr. Nickerson said that the workshop is a good forum and asked if they should do it first or wait until they have held the workshops with the neighbors in the area.

Jay Fisher, Konover Development said that they are essentially going down the same path and what they have shown has entailed a tremendous amount of planning and studies. He offered to present the trials, analysis and studies and to show how they got to where they were during the workshop and after they receive that information, if they are so inclined they can have a third party look at the scope of the project.

Mr. Nickerson said that they should start with the workshop.

Mr. Mulholland suggested that they set a special meeting date for the workshop and post it as such at whatever time they desire as it would be the only item on the agenda. The agenda would cite those issues that they have mentioned this evening.

Mr. Nickerson asked Mr. Fisher about the neighborhood meetings.

Mr. Fisher suggested that they meet with the Commission in a workshop first as the neighborhood meetings will be done over several sessions.

Mr. Nickerson suggested allowing the professionals to present their information and explain how they got it. He said that the Economic Development Commission has also asked to be a part of this. He suggested that they close this meeting and then discuss a workshop date that would work for them.

Adjournment

Mr. Nickerson called for a motion to adjourn this Special Meeting.

****MOTION (1)**

Ms. Carabelas moved to adjourn this Special Meeting of the East Lyme Zoning Commission at 7:06 PM.

Mr. Gada seconded the motion.

VOTE: 6- 0- 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary