

East Lyme Zoning Commission
PUBLIC HEARING II

May 5th, 2005

FILED IN EAST LYME TOWN
CLERK'S OFFICE

May 13 2005 at 3:00 AM PM

Esther B. Williams

EAST LYME TOWN CLERK

Present: Mark Nickerson, Chairman, Ed Gada, Shawn McLaughlin, Pamela Byrnes, Norman Peck and William Dwyer, Alternate

Also Present: William Mulholland, Zoning Official
Barbara Johnson, 35 Seacrest Avenue
Bob Gadbois, 358 Boston Post Road

Absent: Rosanna Carabelas, Marc Salerno, Alternate, William Henderson, Alternate

Mr. Nickerson called the Public Hearing II to order. The Commission initiated this application.

1. The East Lyme Zoning Commission proposes to amend the Zoning Regulations to increase open space in the Special Use (SU) and Special Use Elderly (SU-E) Districts to thirty percent (30%) and to reduce the density in the Special Use Elderly (SU-E) district from five (5) per acre to four (4) per acre.

Mr. Nickerson, after review, currently feels the proposed four acres in the amendment is not enough low enough.

Ed Gada read into the record a memo dated May 5, 2005 to the East Lyme Zoning Commission from William Mulholland, Zoning Official regarding SU and SU-E open space density. The letter stated the regulation and informed the Commission that open space would increase from 25% to 30%. In the letter he highlighted two areas worthy of question - is contiguous open space desirable and if wetlands should be excluded or limited to 50%.

Mr. Gada read into the record a letter dated April 21, 2005 which was addressed to Rosanna Carabelas from Gene Lohrs, Chairman of the Southeastern Connecticut Council of Governments Regional Planning Commission. The letter stated that after their review of the information submitted, it was determined that the proposed text amendments would not have any adverse inter-municipal impact.

Mr. Gada read into the record a letter dated April 19, 2005 from the State of Connecticut, Department of Environmental Protection which was addressed to East Lyme Zoning Commission. They recommended adding sewage disposal language

Mr. Nickerson noted the legal ad was run correctly on April 21, 2005.

Mr. Gada read into the record a letter hand delivered to East Lyme Zoning Commission from Greg Ellis, Secretary from the Town of East Lyme Planning Commission regarding Open Space SU and SU-E District Text Amendment. The letter reported that after a meeting held May 3, 2005 the Planning Commission found the amendment consistent with the recommendations in Section 3 of the Plan of Conservation and Development regarding Open Space requirements for multi-family developments. They suggested two items to be added to the language.

Mr. Mulholland read through the written submitted proposed zoning regulation amendment.

Mr. Nickerson asked if a trail system is required. Mr. Mulholland said it has always been required.

Mrs. Byrnes stated that open space is not always for public use.

Mr. Nickerson asked if anybody in the audience would like to address the Commission in support of the application.

Mr. Nickerson asked if anybody in the audience would like to address the Commission against the application.

Mr. Nickerson asked if anybody in the audience would like to address the Commission who is neutral to the application.

William Sawicky, 425 Trostik Drive, Groton asked the Commission who decided on the placement of the open space.

Mr. Mulholland reported the zoning official makes recommendations of the open space placement but then the commission will review it. Wetland soil can be included in open space. The Town defines their open space as passive recreation, but when it deals with private property they use the open space.

Mr. Sawicky suggested if the commission is reducing the density there is no need to increase the open space. He is against it. Mr Sawicky commented on the placement of open space in the Darrell Ridge and/or Darrell Pond developments. He said the open space should be designed per the residents' use.

Mr. Nickerson said there is always access to open space.

Barbara Johnson, 35 Seacrest Avenue said the use of open space needs to be reviewed again and that a conservation easement should be added so it can't be built on.

Mr. Mulholland said open space could not be built on without coming back to the Commission with a change.

Bob Gadbois, 358 Boston Post Road said in some cases things can be built on open space and it is not always natural.

The Commission stand corrected because a recreational clubhouse or tennis court can be allowed on open space.

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

Ed Gada moved to close Public Hearing II.

William Dwyer seconded.

Vote: 6-0-0. Motion passed.

Respectfully Submitted,



Robin G.L. Koenigs, Recording Secretary