

May 20 20 08 at 10 AM PM

**EAST LYME ZONING COMMISSION  
PUBLIC HEARING I & II  
Thursday, MAY 15th, 2008  
MINUTES**

*Esther B. Williams*

EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Public Hearing on the Application of Theodore A. Harris agent for Village Crossing of Niantic LLC for approval of an Affordable Housing development, site plan and CAM review and to re-zone the property from RU-40 to Affordable Housing (AH); to construct 100 units on property identified in the application as Assessor's Map 11.1, Lot 19, Niantic, CT, on May 15, 2008 at Town Hall, 108 Pennsylvania Avenue, Niantic, CT. Acting Chairman Carabelas opened the Public Hearing and called it to order at 7:31 PM.

**PRESENT:** Rosanna Carabelas, Acting Chairman, Marc Salerno, Acting Secretary, Steve Carpenteri, Norm Peck, Ed Gada, William Dwyer, Alternate

**ALSO PRESENT:** Mark Nickerson, Chairman (arrived at 7:35 PM)  
Gregory Massad

**ABSENT:** Bob Bulmer, Alternate

**PANEL:** Rosanna Carabelas, Acting Chairman, Marc Salerno, Acting Secretary, Steve Carpenteri, Norm Peck, Ed Gada, William Dwyer, Alternate

**Pledge of Allegiance**

The Pledge was observed.

**Public Hearing I & II**

1. Application of Theodore A. Harris, agent for Village Crossing of Niantic LLC for approval of an Affordable Housing (AH) development, site plan and Coastal Area Management (CAM) site plan review to construct one hundred (100) residential units on property identified in the application as Assessor's Map 11.1, Lot 19, Niantic, CT and –
2. Application of Theodore A. Harris, agent for Village Crossing of Niantic LLC to re-zone from existing RU-40 zoning designation, to Affordable Housing (AH), property identified in the application as Assessor's Map 11.1, Lot 19, Niantic, CT

Acting Chairman Carabelas noted that she had seated William Dwyer, Alternate at the table. She said that both of these applications would be opened and continued due to outstanding water & sewer and engineering items that were in the review process by staff. She asked Mr. Salerno to read the letter from the applicant into the record.

Mr. Salerno read the following correspondence into the record:

- ◆ Letter dated 5/14/08 to Wm. Mulholland, Zoning Official, from Theodore A. Harris – Re: Application of Village Crossing, LLC – noting the Applicant's request for a continuation as the Water & Sewer Commission has not yet referred this and some engineering items are still under review by Town Staff. The letter also is the Applicant's consent to an extension of time within which to continue the Public Hearing as necessary.

(Note: 7:35 PM – Mr. Nickerson and Mr. Massad arrived at this time)

Ms. Carabelas noted that the continuation date in the letter was incorrect and that they had been told that it would be continued to the June 19, 2008 meeting of the Commission.

Ms. Carabelas then recognized someone from the audience who had a question regarding the continuation.

Richard Marlowe, 6 Briarwood Drive, Quaker Hill, CT asked why they could continue this hearing. Ms. Carabelas noted that Mr. Nickerson was present and explained that there were outstanding items that had to be addressed by staff prior to the hearing.

Ms. Carabelas then called for a motion to continue this Public Hearing.

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

**Mr. Salerno moved that this Public Hearing be continued to June 19, 2008.**

**Mr. Carpenteri seconded the motion.**

**Vote: 6 – 0 – 0. Motion passed.**

Ms. Carabelas adjourned and continued this Public Hearing at 7:40 PM.

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary

STEVENS, HARRIS, GUERNSEY & QUILLIAM, P.C.

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JOHANNA McCORMICK

May 14, 2008

Mr. William Mulholland  
Zoning Enforcement Officer  
Town of East Lyme  
P.O. Box 519  
Niantic, CT 06357

Re: Application of Village Crossing, LLC  
Pubic Hearing Scheduled: May 15, 2007

Dear Bill:

In accordance with our recent conversation, please accept this letter as the Applicant's request for a continuation of the above-captioned Public Hearing to, as I understand it, your July 19, 2008 meeting. As you know, the Water and Sewer Commission has not yet responded to the mandatory referral to it, and will not be taking this matter up until its meeting later this month. In addition, there remains some engineering items which are still under review by Town Staff.

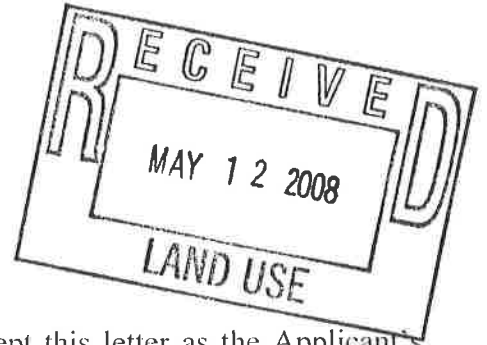
Please also consider this letter as the Applicant's consent to an extension of time within which to continue the Public Hearing, as shall be needed to reach the scheduled meeting date.

I thank you in advance for your cooperation.

Yours very truly,

Theodore A. Harris

TAH:jpl



*Per R. Carabelas -  
consent'd to  
June 19, 08*

*Attachments zoning QH 1+11 5/15/08*