

JUNE 23 20 03 at 12:20 AM
PM

Esther B. Williams

EAST LYME TOWN CLERK

**EAST LYME ZONING COMMISSION
REGULAR MEETING
JUNE 19, 2003
MINUTES**

The East Lyme Zoning Commission held a REGULAR MEETING on Thursday JUNE 19, 2003 at the East Lyme Town Hall, 108 Pennsylvania Ave., Niantic, CT.

Mr. Mark Nickerson, Chairman, opened the Regular meeting, at 9:57 PM following Public Hearing.

PRESENT: Mark Nickerson, Norman Peck, Shawn McLaughlin, Ed Gada, and, Alternates Marc Salerno, Andrew Manter and William Dwyer.

Absent: Mr. Chamberlain and Robert Bulmer

Also present: William Mulholland, Zoning Official

PANEL: Mr. Nickerson, Mr. Peck, Mr. McLaughlin, Alternates Mr. Dwyer and Mr. Manter

PLEDGE OF ALLEGIANCE

PUBLIC DELEGATION

Joe Kwasniewski, 67 Walnut Hill Rd., East Lyme, CT stated a lot of people have talked to him about how lenient this administration is.

Norm LaFleur, 10 Latimer Dr., East Lyme, CT stated that he is concerned that not enough attention is being given to guaranteeing the safety of the public. He noted Chesterfield Rd. is a dangerous area with respect to traffic. It is one of the primary responsibilities of the elected officials to do something now in conjunction with expansion and that it is very important for public safety.

REGULAR MEETING

Prior to opening the Public Hearings, Mr. Nickerson stated that it is the consensus of the Commission that discussion concerning Proposed Amendment to the GPDD, public hearing closed on June 5, 2003, will be continued until July 10, 2003.

Mr. Nickerson called the Regular Meeting to order at 9:57 PM.

1. Approval of Minutes

MOTION (2): Mr. Dwyer moved to approve the Minutes of the Public Hearing of June 5, 2003.
Mr. Peck seconded the motion.
Vote in favor: (5-0-1), Mr. Gada abstained.

MOTION (3): Mr. Peck moved to approve the Minutes of the Regular Meeting of June 5, 2003.
Mr. Dwyer seconded the motion.
Vote in favor: (5-0-1), Mr. Gada abstained

2. Application of Theodore A. Harris, agent for Walnut Hill Properties, LLC, for a change of zone from Special use (SU) to Special Use Elderly (SU-E) for a portion of property identified in the application as 30 Holmes Road, East Lyme Tax Assessor Map 57, Lot #30

Mr. Peck noted public comments with respect to density and traffic concerns. He stated he was satisfied that the applicant addressed the density issue. He noted that within the total 300 acres is the proposed golf course and the residential consists of 70 units. He added that this project is one of the best ways to develop rural vacant land. A standard residential development on this acreage would have many more units and much more traffic.

Mr. Nickerson indicated that the police/fire resources with a residential development would be considerably more than SU-E elderly housing. The 70 units on this 26 acre parcel fit with the Town's plan of encouraging residential and elderly housing.

Mr. Dwyer stated the houses proposed for this elderly housing cluster development appear somewhat large, however, it is not a concern that would lead him to object to the project. He stated he was concerned about water and sewer system, however, the applicant has addressed those issues to his satisfaction with on-site systems.

Mr. Gada stated that his concern was increased traffic and the roads in the area, as mentioned in public comment, however, the applicant has addressed the road widths. He noted that traffic throughout the area will adapt to peak periods, as will happen with any increased development. He stated that the elderly housing development is a nice use of the property.

Mr. Manter stated that this project is a good use for the land and that his questions and concerns have been addressed to his satisfaction by the applicant.

MOTION (4): Mr. Peck moved to approve the application of Theodore A. Harris, agent for Walnut Hill Properties, LLC, for a change of zone from Special use (SU) to Special Use Elderly (SU-E) for a portion of property identified in the application as 30 Holmes Road, East Lyme Tax Assessor Map 57, Lot #30
The area of change is approximately 26 acres as identified on the plans submitted to the Zoning Commission.
Mr. Dwyer seconded the motion.
Vote in favor: (6-0), Unanimous.

3. Application of Theodore A. Harris, agent for Walnut Hill Properties, LLC, for a Special Permit to construct 70 units of elderly housing on a portion of property identified in the application as 30 Holmes Rd., East Lyme Assessor Map 57, Lot #30

MOTION (5): Mr. Peck moved to approve the application of Theodore A. Harris, agent for Walnut Hill Properties, LLC, for a Special Permit to construct 70 units of elderly housing on a portion of property identified in the application as 30 Holmes Rd., East Lyme Assessor Map 57, Lot #30 with the following waivers: (1) Section 24.6-c, Sidewalks. (2) Section 24.6 -E-3, Waive the installation of evergreens at the property line except the Zoning Official is to assure the buffer area along the street line is in-filled with evergreen plantings where practical. (3) Section 12A.2.3 -reduce the 150-foot setback from the street line to 50-feet.

Mr. Dwyer seconded the motion.

Vote in favor: (6-0), Unanimous

Mr. Mulholland stated that he would ask the applicant to identify those areas on the site plan and would do a field visit to identify those areas to in-fill with evergreen plantings.

NEW BUSINESS

1. Any business on the floor, if any, by the majority vote of the Commission – none
2. Zoning Official – Mr. Mulholland stated that the Zoning Dept. has been very busy of late and anticipates a proposed Regulation amendment and Special Permit applications will be before the Commission in the next few months.
3. Comments from ex-officio – none
4. Comments from Zoning Commission Liaison to Planning Commission – none
5. Comment from Chairman
Mr. Nickerson noted that the only meeting scheduled at this time for July is on Thursday, July 10, 2003.
6. Adjournment

MOTION (6): Mr. Gada moved to adjourn the meeting at 10:20 PM

Mr. Peck seconded the motion.

Vote in favor: (6-0), Unanimous

Respectfully submitted,



Anita M. Bennett
Recording Secretary
23 June 2003