

EAST LYME ZONING COMMISSION

Regular Meeting, August 4, 2022. 7:31 PM
East Lyme Town Hall, main room

Members Present: Chairman Terence Donovan, Anne Thurlow, Norm Peck, Bill Dwyer, Debbie Jett-Harris, Dave Schmitt, Alt.,

Members Absent: Terry Granatek, Denise Markovitz, Alt., Jay Ginsberg, Alt.,

Also Present: William Mulholland, Zoning Official, Sue Spang, Recording Secretary, Anne Cicchiello, BOS liaison

Call to Order: Chairman Donovan called the meeting to order at 7:31

D. Schmitt was seated for T. Granatek

FILED

I. PLEDGE OF ALLEGIANCE-recited

Aug 12, 20 22 AT 10:35 AM/PM
Brooke Thomas Alt
EAST LYME TOWN CLERK

II. PUBLIC DELEGATION: none

III. PUBLIC HEARINGS:

1. **Application of 138 BPR LLC, for a Special Permit under Section 8.2.8 elderly Housing, CA, for three apartment units of Elderly Housing (55+), 17 total units with 3 covered detached garage buildings and associated improvements, at property located at 138 Boston Post Road, East Lyme Assessor's Map 31.1 Lot 7. (7:33)**

N. Peck recused himself.

B. Mulholland stated the legal notice was posted in the paper. A. Thurlow read the memo from B. Mulholland into the record.

Joe Wren, Indigo Land Designs, said the applicant has had several meetings with town staff and all comments and concerns have been addressed. The proposed plan is located next to Dollar General and the cemetery. There is currently a single family, Victorian private residence and garage, which will remain and become elderly housing. The 2nd floor of the garage will be office space, there will be no kitchen as it will not be a living space.

There are 3 proposed buildings, the two end buildings will have 6 units and the center one will have 5 units. Each unit will have 2 bedrooms. The units will be rentals. All the units will utilize public water and sewer. The entrance is 22 feet wide with a turnaround wide enough for fire apparatus. Trash removal consists of one dumpster on a pad which will be enclosed. The utilities, driveway and trash will be privately maintained. A mail kiosk is provided for residents. The drainage pitches towards the road, all rain from the impervious surface goes downhill and is collected in the underground filtration system. All water infiltrates to the ground. The project sits on 1.86 acres.

The project incorporates LID features, there is no curbing, gravel aprons, all catch basins have sumps. The project sits over an aquifer. There is an operation and maintenance manual provided, the use of salt will be prohibited. The area is zoned commercial, so no traffic report was required. The lighting plan has been provided and there will be no light leak to adjoining properties.

Peter Springsteel, Architect, said the buildings have been designed in the New England style. The buildings are two story with the two end units designed as ADA accessible. The color choices are grey, white, wicker with black windows. The siding is GenTek, a textured vinyl.

Some of the members had concerns about the design and the siding choices, and colors. B.

Mulholland reminded the applicant that what is presented is what is approved. The building will be placed perpendicular to Boston Post Road and plantings will be placed along the road so the buildings will not be easily seen as people drive by.

There are screened walls between the units and patios for all the units.

James Corto, applicant owner, described the siding and assured the Commission that the product is widely available and extra will be bought for future repairs.

John Cunningham, landscape architect informed the Commission that there will be a sidewalk from Boston Post Road to the end of the project road. There will be native plants and trees such as red maple and red cedar juniper which are slow growing and get to approximately 25-30'. The west and south side of the proposed project will have a 6' fence. Low shrubs will be planted be planted along the front. There will also be small garden plots to allow residents to do their own plantings.

Anne Cicchiello, in response to questions from the members, informed them that the BOS have approved electric car charging stations at various spots in town.

There was much discussion on the existing house and per the application the house will also be 55+. There is a tenant in there now and when she vacates the premises, the house will become elderly housing.

Public Comment

Terry Kavanaugh, President of the Cemetery Association, said she has had numerous conversations with the applicant and is satisfied they can reach an agreement on how to maintain the aesthetics facing the cemetery.

The applicant hopes to start the project as soon as all approvals have been received.

MOTION: (Thurlow/Jett-Harris) to close the Public Hearing. Vote: APPROVED unanimously. 8:49.

IV. REGULAR MEETING

1. **Application of 138 BPR LLC, for a Special Permit under Section 8.2.8 elderly Housing, CA, for three apartment units of Elderly Housing (55+), 17 total units with 3 covered detached garage buildings and associated improvements, at property located at 138 Boston Post Road, East Lyme Assessor's Map 31.1 Lot 7.**

N. Peck remained recused.

Members discussed the look of the building and would like to see something with more character.

B. Mulholland reminded them that there are no architectural standards in the zoning regulations.

MOTION: (Thurlow/Schmitt) move to approve Application of 138 BPR LLC, for a Special Permit under Section 8.2.8 Elderly Housing, CA, for three apartment units of Elderly Housing (55+), 17 total new construction units with 3 covered detached garage buildings, an existing one single family unit and barn for a total of 18 elderly housing units, and associated improvements, at property located at 138 Boston Post Road, East Lyme Assessor's Map 31.1, Lot 7. Vote: APPROVED unanimously.

N. Peck is reseated

2. **Approval of Minutes of July 7, 2022:**

- a. **Approval of Minutes of July 7, 2022.**

MOTION: (Schmitt/Jett-Harris) approve the minutes of July 7, 2022, Regular Meeting minutes as amended.

Add, William Mulholland as present

Vote: APPROVED unanimously

IV. OLD BUSINESS-none

V. NEW BUSINESS

1. Any business on the floor, if any by the majority vote of the Commission-none

2. Zoning Official

- B. Mulholland said there is a possible project for downtown
- The Amtrak fence is on hold
- He is working on the proposed CA regs for Flanders area
- The buildings on Flanders Road are in the process of being demolished.

3. Comments from Ex-Officio:

- A. Cicchiello is filling in for R. Hardy whose husband recently passed away. She and the Commission sent condolences to R. Hardy.
- Amtrak fence is moving forward, and they have stated that no fence will be installed without town approval.
- Long time finance director will be leaving, and A. Cicchiello is on the committee to hire her replacement.
- Dave Putnam, Park and Rec Director is also leaving

4. Comments from Zoning Commission liaison to Planning Commission

D. Schmitt reported that the Planning Commission approved an affordable housing project, and an emergency access to Bush Hill Rd.

5. Comments from Chairman

Condolences were sent to R. Hardy

VII. ADJOURNMENT

MOTION: (Jett-Harris/Dwyer) to adjourn at 9:25. Vote: APPROVED unanimously

Respectfully Submitted
Sue Spang,
Recording Secretary

2022 Liaison Schedule:

9/13/2022-Thurlow, 10/11/2022-Donovan, 11/15/2022-Dwyer, 12/13/2022-Ginsberg