

P.O. DRAWER 519

TOWN OF EAST LYME

NIANTIC, CONNECTICUT 06357

ZONING COMMISSION

Filed In East Lyme Town
Clerk's Office

MINUTES
EAST LYME ZONING COMMISSION
SPECIAL MEETING
APRIL 22, 1998
EAST LYME TOWN HALL

5/4, 1998 AT 3:30 ^{AM}_{PM}
LaBlais, etc
East Lyme Town Clerk

CALL TO ORDER

Paul Formica called the Special Meeting of the East Lyme Zoning Commission was called to order at 7:35 p.m. April 22, 1998 at the East Lyme Town Hall.

ATTENDANCE

Four regular members were in attendance: Paul Formica, Norman Peck, Shawn McLaughlin, and Daniel Price.
One alternate member was in attendance: William Weber.

Paul Formica noted for the record that Daniel Price would be acting as Secretary in the absence of Athena Cone.

PUBLIC DELEGATION

None.

MINUTES OF MARCH 19, 1998 AND APRIL 2, 1998

Daniel Price moved to accept the minutes of the March 19, 1998 and April 2, 1998 meetings. Norman Peck seconded the motion. Five members were in favor of the motion. No member was opposed to the motion. The motion carried.

APPLICATION OF ROBERT BLATT, TRUSTEE D.B.A. NEW ENGLAND NATIONAL COUNTRY CLUB TO MODIFY A PREVIOUSLY APPROVED SITE PLAN TO CONSTRUCT AN 18 HOLE GOLF COURSE ON PROPERTY OFF MOSTOWY ROAD, EAST LYME, CONNECTICUT - PROPERTIES FURTHER IDENTIFIED AS LOT 5 - MAP 40; LOT 5-MAP 44; LOT 31-MAP 35, LOT 7-MAP 44, AND LOT 10-MAP 39 ON THE EAST LYME TAX MAPS

The following correspondence was read into record:

1. Letter to William Mulholland, Zoning Enforcement Officer from Theodore Harris of Stevens, Harris, Guernsey & Connolly, P.C. dated April 21, 1998.
2. Letters of Authorization from Peter F. Stuart for George Terranova, Executor, John H. Seivitsky and Robert A. Blatt, Esq., Trustee and Lewis S. and Jean E. Bull.
3. Memo from Bill Mulholland to the East Lyme Zoning Commission dated April 22, 1998.

Paul Formica noted for the record that the Commission had received a memo from Melanie Osterhout of the Conservation Commission dated April 21, 1998.2

Paul Formica asked the Commission if any member had a conflict with the

Application. No member indicated there was a conflict.

Attorney Harris thanked the Commission for rescheduling the date. He stated that the changes to the site plan were relatively minor considering the size of the project. He reminded the Commission that they had already approved the site plan prior to the current modifications.

Attorney Harris gave a background of the project. He introduced Exhibit 1 - Plan Entitled "New England National East Lyme, Connecticut Route Plan Prepared by Robert Trent Jones III Golf Course Design Group 705 Forest Avenue, Palo Alto California (415) 326-3833 Fax (415)326-3877 Overall Layout Date: February 27, 1998 Scale: 1"=100'" and Exhibit 2 - an overlay indicating the changes to the site plan in comparison with the original plan. Attorney Harris also submitted a highlight of the wetlands impact to the Commission.

The Commission reviewed the proposed roadway improvements for Mostow Road, East Lyme, Connecticut prepared by Frederick R. Harris, Inc.

Attorney Harris indicated that the major changes would be the location of the club house and the size and location of a few holes.

Attorney Harris stated that another issue was the requested size of the bond. He stated that they had were already putting up a \$100,000 bond for Conservation. He stated that he thought it was reasonable to put up a separate bond for Zoning in the amount of \$25,000 with a stipulation that the bonds could not be released without both Commission's consent.

Bill Mulholland stated that he was concerned because the property has a history.

Attorney Harris stated that the construction would be done from sunrise to sunset Monday through Friday.

Paul Formica asked the Commissioners if they had any questions.

Daniel Price stated that he was concerned over the bond issue. He stated that he thought \$25,000.00 was a bit low.

Norman Peck stated that he thought \$100,000 and \$25,000 was enough to protect and reclaim. He suggested that the same company hold both bonds.

Attorney Harris stated that they would be cash bonds.

Norman Peck stated that was his only issue and that the rest looked great.

Daniel Price stated that it looked good absolutely.

Norman Peck moved to Approve the Application of Robert Blatt, Trustee, D.B.A. New England National Country Club, to modify a previously approved site plan to construct an 18 hole golf course, on property off Mostow Road, East Lyme, Connecticut, Properties further identified as Lot 5-Map 40, Lot 5-Map 44, Lot 31-Map 35, Lot 7-Map 44, and Lot 10-Map 39 on the East Lyme Tax Maps with the following conditions:

1. A \$25,000.00 Soil and Erosion Control and Regrading Bond be submitted to the zoning office prior to any on site clearing or grubbing or construction activity. The purpose of the bond is to allow reclamation of all disturbed areas of earth should the project fail; which bond if presented with a bonding company shall be with the same bonding company as the \$100,000.00 bond for Conservation.
2. Submittal of detailed construction grade plans, drawn in an appropriate scale, to the zoning office prior to the issuance of zoning department permit.
3. Submittal of all State required permits in a timely manner.

Bill Weber seconded the motion. All members were in favor and the motion carried.

APPLICATION OF DOUGLAS J. BEACH

Bill Mulholland indicated that he would put this application on the agenda for the next available meeting.

Correspondence

None.

New Business

Commission voted unanimously to put Norman Peck's discussion of future development of Flanders Road on the agenda.

Norman Peck stated that the Town Planner was working on a very upscale business complex for Triple A businesses. He stated that if the fast food businesses continued the town would end up with another Long Hill.

Bill Weber stated that the problem was not the restaurants but the signage.

Shawn McLaughlin indicated that he agreed with Bill, that the exteriors needed to look nicer.


Paul Formica indicated that they already had regulations regarding neon signs. Bill Mulholland indicated that the regulations on signs had just been modified in 1990.

Paul Formica stated that they could put the matter on the agenda for the second meeting in May.

Wayne Fraser stated that the exit 74 corridor was a hot topic and that with the new development that was currently being discussed they might actually have to "tweek the regulations a little.

Adjournment

Daniel Price moved to adjourn at 9:58 p.m. Shawn McLaughlin seconded the motion. The meeting was adjourned.



Heather S. Paul
Recording Secretary