

EAST LYME ZONING COMMISSION
(Public Hearing)
REGULAR MEETING

NOVEMBER 4, 1999

MINUTES

FILED IN EAST LYME TOWN

CLERK'S OFFICE

Nov 15, 19 99 at 12:10 PM

Esther B. Willaw

EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Public Hearing and Regular Meeting on November 4, 1999 at Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut 06357. Paul Formica, Chairman, called the Public Hearing to order at 7:36 PM and the Regular Meeting to order at 8:47 PM

PRESENT: Chairman Paul Formica, Secretary Athena Cone, Norman Peck, Shawn McLaughlin, William Weber, and Alternates Robert Bulmer and William Dwyer.

Also Present: William Mulholland, Zoning Officer, David Zoller, Planning Commission Representative

Absent: Daniel Price, Rose Ann Hardy, ex-officio

PUBLIC HEARING

Continuation of the Public Hearing on the application of Robert D. Tobin, agent for West Hill, LLC, for a Special Permit to construct 88 units of elderly housing at 237 Flanders Road (rear)

Mr. Formica noted that the Public Hearing was opened October 21, 1999 and continued until this evening's meeting.

Mrs. Cone noted the Legal Ad was published in The Day. She then read into the record:

1. Letter from the Planning Commission dated 9/29/99.
2. Letter from George Calkins, Town Sanitarian to William Mulholland, Zoning Official dated 10/29/99.
3. Memo to the Zoning Commission from William Mulholland, Zoning Official dated 11/4/99.
4. Letter to the Zoning Commission from Town Engineer Giannttasio.
5. Letter to the Zoning Commission from Melanie Osterhout, Environmental Planner.

Mr. Tobin noted that the sign was posted as required. He added that this application is for a Special Permit to construct 88 units of elderly housing in a CA Zone. The first phase of the project was 15 units. Mr. Tobin noted that this project would result in \$300,000 in tax revenue and \$600,000 in sewer assessment. He then introduced Joanne Carroll, Consultant on Senior Housing.

Mrs. Carroll addressed the Commission and public. She indicated that 22 ½ % of the population is age 55 years or older. She reviewed what type of housing seniors are looking for including low maintenance and single floor living area. She referred to Chapman Farms to point out some elements of the homes that are specific to elderly such as hand railings on both sides of the staircases and lights in all closets.

Mr. Tobin indicated that the applicant is seeking a waiver of the 24-foot separation requirement to 15-feet. He introduced Matthew White of Angus McDonald & Sharpe Engineers, Old Saybrook.

Mr. White presented an aerial photo and pointed out the 30.5-acre area, access road, and 80' frontage on Rte 161. He indicated where the 15 current units are located and where the proposed 88 units will be constructed. Mr. White noted the abutting property in RU40 zone, the landscape buffer areas and wetland areas. Mr. White also discussed parking spaces allotted to each unit, which will be 3.2/unit. The project would be served by public water and sewer systems. He reviewed the stormwater drainage management plan.

Ben Orvedal discussed the landscaping plan for the project. He indicated that the applicant is proposing to leave existing vegetation and intermix evergreen trees in the area to maintain a dense barrier for privacy, light and noise control. He indicated that the buffer on the north side will not have additional plantings because it abuts a wetland area rather than commercial or residential. Mr. Orvedal stated that a landscape berm is proposed, though not shown on the plan, as part of the Day Care Center and adjacent motel. He reviewed the access road landscaping plan for a small park-like area.

Mr. Orvedal then presented the proposed 7 house plans which all provide single level living with an option of finishing the 2nd floor. The units are designed to have 1 or 2 car-garages. In response to Mrs. Cone's question, he indicated that these 88 proposed units would not be connected. The first 15 units are connected, but regulations have been changed since that time.

Mr. Dwyer inquired as to the stockpiling of materials on-site. Mr. Orvedal indicated that the topsoil would be re-spread following construction. The project will be under construction for several years rather than opening up the entire project at once. Stockpiling will be in specific areas and will remain small during construction.

Mr. Weber inquired as to the Utility Building and the level of noise it would produce. Mr. White indicated that the building, for the water pump station, would be properly located. Mr. Orvedal added that the building has a concrete foundation and roof and will contain 1-2 electric motors .5-1 hp and the noise level will be insignificant.

Exhibits submitted:

- Exhibit 1 House design drawings (2)
- Exhibit 2 Intersection of Flanders Rd. and access road
- Exhibit 3 Site Plan, landscaping
- Exhibit 4 Site layout
- Exhibit 6 Traffic study

Mr. Tobin introduced Daniel Sullivan of Barkin and Mess, Traffic Engineers, who presented the traffic study.

Mr. Sullivan stated that the study, which is voluntary, consisted of examining the existing traffic at peak hours in the morning and afternoon project traffic in without the project and also with the project constructed to identify the differences and mitigate the impacts. He indicated that the Service Level was B or an intersection delay of 10-20 seconds. He added that there would need to be minor signal changes at the traffic light on Rte. 161 and button location change.

Mr. Formica opened the floor to those wishing to speak in favor of the application.

Joe Kwasniewski, 67 Walnut Hill Rd. stated his concern regarding ice formation on the road in the winter and erosion problems he noted at Chapman Farms.

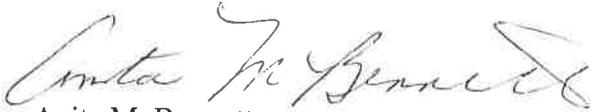
Mr. Formica inquired again if there was anyone wishing to speak in favor. There being none, he opened the floor to those wishing to speak in opposition to the application.

Robert Gadbois, 358 Boston Post Road stated that he is opposed to Special Permits in general. He questioned the logic that elderly housing does not place a burden on the taxpayers of East Lyme. He noted that as older individuals move out of houses into elderly housing, families with young children of school age move in. The need for fire and ambulance support in particular would be more in demand and that the traffic on Rte. 161 is currently a problem all day and added housing only increases that problem with no resolution in site.

There being no further speakers in favor or opposed to the application, Mr. Formica inquired of the Commission members if any additional information was needed or if they had any more comments or questions.

There being no further evidence or testimony, Mr. Formica closed the Public Hearing at 8:45 PM.

Respectfully submitted,



Anita M. Bennett
Recording Secretary