

# Town of East Lyme

P.O. DRAWER 519

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Clerk's Office

NOV 9 1994 AT 1:15 AM  
Lesley A. Blais  
East Lyme Town Clerk

ZONING COMMISSION

PUBLIC HEARING  
November 3, 1994

**PRESENT:**

Wayne Fraser, chmn.; Paul Formica, secy.; William Dwyer,  
Athena Cone, Sharon Baroni, Norman Peck III

Alternates: Sean McLaughlin and Chris Mullaney.

**ABSENT:**

Paul Smith, alt.

**PUBLIC DELEGATIONS:** (Meeting called to order at 7:33 p.m.)

Mr. Fraser explained that anyone may speak and address any matter not on the agenda tonight.

Greg Grippo, 480 Main St., Niantic, reviewed several complaints he had made since 4/13/94 against a man operating a car repair business in a residential area. He said he received a letter dated 9/6/94 stating an inspection was done, and no code violations were seen. He has contacted motor vehicle department and the police also. He said he has had no answers to his several complaints.

Mr. Fraser informed him that he will look into the matter.

PUBLIC HEARING

Mr. Peck asked to step down from deliberations at this time, and Chris Mullaney was appointed to sit in his place.

PUBLIC HEARING

Application of Glenn T. Carberry, agent for Orvedal Builders, Inc. to amend Section 25.5 of the East Lyme Zoning Regulations.

Correspondence re: application was read by Paul Formica, Secy.  
1-Letter from SCRPA re: elderly housing stated they found no adverse impact from the application.

2-Letter from East Lyme Planning Commission approved the proposed revisions with the following amendments: 1. Building height should be restricted to one story (no greater than 20 ft. in height). 2. Off-street parking shall be provided. 3. Road standards and specifications should be clearly defined.

3-Letter from Conn. River Estuary- no adverse effects.

4-Letter from Fire Marshal saw no problem with the 15 ft. distance between buildings, and said all roadways must be accessible to fire apparatus.

5-Letter dated 11/3 from Bill Mulholland, ZEO, stating he thought the 15 ft. distance would be all right, and that

our regulations do allow for a 37 ft. height as per building code. He suggested adding that no building should exceed 20 feet in height and be located not less than 15 feet from each other. Also add new subsection allowing a cluster of 8. and the new subsection re: roads should be added.

Atty. Bob Tobin was present for Glenn Carberry, who was unable to be present. Atty. Tobin said he had helped to make the regulations for a SU District when Kevin Booth (now Judge Booth) was chairman. Mr. Tobin said he is representing Ben Orvedal, and they would like to expand the regulations somewhat.

Angus MacDonald, P.E. was also present and showed two schematics of the proposal. Some would have garages attached to the homes, with a distance between the buildings of 15 ft. in a cluster of 8 or 12 buildings.

Atty. Tobin said other towns have successfully used this type of development.

Ben Orvedal, builder, and a resident of East Lyme, showed a rendering of some of the proposed buildings. He said he became interested in this because of the experience of his own parents. He said one person must be 62 or older. It is not family housing, he stated. The homes would be handicap adaptable and accessible. There will be wide driveways, one or two steps and bathrooms large enough for the handicapped.

EXHIBIT 1: Photos of Windermere, Madison, Ct.

Mr. Orvedal said this clustered arrangement seems to be more and more important for people so they have regular contact with their neighbors.

EXHIBIT #2 showed a typical cluster (in color).  
EXHIBIT #3 & EXHIBIT #4 (generic clusters).

They will come back with a specific site, and refer the plan to Planning Commission. They asked to amend the Zoning regulations to allow the conceptual plans outlined tonight. He said they have no problem with limiting the height of the buildings. There will be no more than 8 dwellings in a cluster, and internal roadways would be to town standards. They agreed to a height of 20 ft. for the buildings.

Questions from Commission Members:

W. Dwyer asked about the roads, and would they object to "as specified in the subdivision recommendations".

The Zoning Officer stated we should go with what is in the Zoning regulations.

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Chris Mullaney wondered how on-street parking will be controlled.

Mr. Mulholland said these would be private roads, and the association would have to control them.

Public speaking in favor of proposal:

Joe Kwasniewski asked if this is a non-profit organization, and was answered in the affirmative.

It was asked if this would be for East Lyme residents only, and was told it was not.

He was for it if it was for East Lyme residents only.

Gary Patterson, 10 Acorn Drive, asked if there was a need for two road-access (in and out).

Mr. Mulholland said road access will be considered at a later date when the site plan is considered, and all the parking information will be considered then also.

Chris Mullaney asked about sewers, and was told this will be part of the site plan consideration.

Mr. Orvedal said the buildings will be all two bedroom units. The goal is to build a medium priced unit. The proposed site is a 20 acre lot.

Angus MacDonald said the last exhibit shows many less buildings than those on Exhibit #3.

The chairman closed the hearing at 8:43 p.m.

Attest:

*Elizabeth J. Taylor*  
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Recording Secretary