

5/31, 1996 AT 3:30 PM

R. M. ...
EAST LYME ZONING COMMISSION, PLANNING COMMISSION,
AND ECONOMIC DEVELOPMENT COMMISSION
COMMISSION MEMBERS MEETING
East Lyme Town Clerk

MINUTES OF MAY 30, 1996

SPECIAL MEETING, NO. 1

A special meeting of the East Lyme Zoning Commission, Planning Commission, and Economic Development Commission Members' was held on Thursday, May 30, 1996. The meeting was called to order by Wayne Fraser, Chairman of the Zoning Commission, at 7:30 p.m. in the East Lyme Town Hall on Route 161 in Niantic, Connecticut.

PRESENT

Seven members of the Zoning Commission were present: Wayne Fraser, Athena Cone, Shawn McLaughlin, Bill Dwyer, Chris Mullaney, Don Jordan and Paul Formica. Seven members of the Planning Commission were present: Alice Johnson, Steve Rebelowski, Richard Waterman, Dr. Harold Kaplin, Mario Locarno, Walter Cullen, and Ann Hamilton. Four members of the EDC were present: Chris Barrett, John Devine, Bob Foster, and Dick Gada.

WELCOME AND MEETING GOALS

The chairman of the Zoning Commission welcomed all and outlined basic goals of the special meeting along with the rules.

The chairman then let the three commissions introduce themselves and outline the basic responsibilities and goals of each separate commission.

ZONING COMMISSION

Paul Formica from the Zoning Commission discussed the purpose of the Zoning Commission of East Lyme. Referring to the 1996 Commission Goals and Regulations both attached and distributed to everyone along with the meeting agenda.

Paul noted that the Zoning Commission starts and ends with land control and use. He stated that it was the Zoning Commission that is responsible for maintaining open spaces and keeping congestion down.

Paul also discussed the three beaches that under state statutes the Zoning Commission has no jurisdiction over. In closing he expressed how glad he was that the three commission's were meeting together and of the possibility of working together.

PLANNING COMMISSION

Alice Johnson of the Planning Commission read the specific duties and responsibilities of the Planning Commission verbatim from the general statutes.

Discussed the importance of achieving the consensus of the community. When on to read the short and long term goals. Made special mention of a resent survey in which 5054 were sent out and to date they have received 30% return higher than similar survey's sent out in the past.

ECONOMIC DEVELOPMENT COMMISSION

Chris Barrett of the EDC gave a brief history and then discussed the purpose of the commission. He discussed the role of the commission in stimulating business in East Lyme, the importance of encouraging tourism. He noted that agricultural tourism was just as important as the shoreline tourism. Chris discussed the town flag that was recently designed. He also mention how glad he was over the meeting of the three commissions.

Chris Barrett discussed the possibility of Yale School of Architectural Design doing a business plan for East Lyme that would help the community proceed into the next century. The plan would help focus on where we wanted to be in the next 10, 15, and 20 years. He also stated that he thought Yale would help East Lyme get grants to fund this project.

OPEN DISCUSSION

The meeting was turned back over to Wayne Fraser who noted the importance of future communications of the three commissions and then opened the meeting up for discussion.

Athena Cone, Zoning, asked Chris Barrett, EDC, -- Do you have a reason to believe they

(Yale) want to take us on? Chris Barrett responded -- They have to. They feel we are a challenge. They know about the boardwalk and they also know about Waterford and that we don't want to grow that way. Yes they are interested, the question now is of money. The study will cost \$25,000.

Harold Kaplin, Planning, suggested looking at maps to see what's left and what we can accommodate. Stated we need to be realistic and do first step first. Also stated that Mom and Pop businesses do not offer needed tax relief.

Wayne Fraser, Zoning, stated what he referred to as the "Walmart Syndrome" and do our resident's want this to happen to them.

Steve Rebelowski, Planning, discussed the second major casino coming to the area and the possibilities of getting their smaller support facilities in this area.

Chris Barrett, EDC, brought up a recent meeting with Catherine Irwin, regarding the Sun Resort, and the discussion that exit 74 will be a big area. He stated how it will grow and the importance of being ready.

Steve Rebelowski, Planning, restated that exit 74 will be a big area.

Richard Waterman, Planning, stated the importance of the commissions working together on this. He mentioned the need for EDC to get a plan together and the importance of getting financial and public support.

Alice Johnson, Planning, asked about the time frame of the Yale Study.

Chris Barrett, EDC, stated that there needed to be a commitment in place by August. He stated that there would need to be a \$2,000 or \$3,000 down payment made in August. Then \$10,000 to \$15,000 payment made in October with a clean up payment made when everything is completed.

Paul Formica, Zoning, discussed possible billboards. How East Lyme would be twenty five minutes from everything with the new casino. He stated how this area had a lot to

offer as far as beaches, hotel's, and restaurants. He noted the importance of deciding what we need in the area, what businesses can we accommodate and who do we want in the area. He stated that he believed the Yale study was a good idea. He stated that we need to be ready.

Bob Foster, EDC, discussed the importance of keeping the businesses already existing in the area. He noted the vacancies in the Colton Road Industrial Park because of no water or sewer, and that that was an unfair advantage. He expressed the importance of looking to the future of create another industrial area and that the North end of town would be a nice area for such a project. He also discussed more hotels, the importance of more residential areas and the possibilities of private roads as an important tax resource.

Chris Barrett, EDC, disappointed in town attorney and that discussed regulation in a prohibited manner. The future of the area couldn't be predicted but that all commissions needed to work together.

Chris Mullaney, Zoning, stated that regulations could be changed. If the town's people choose to change them than can be changed.

Chris Barrett, EDC, Yale study should help fill industrial areas.

Athena Cone. Zoning, Discussed apathy. Changes must affect the people before they will respond.

John Devine, EDC, questioned the efforts to get billboards.

Paul Formica, Zoning, explained the various problems in the last billboard project.

Bob Foster, EDC, talked about the Department of Transportation's regulations on billboards. That they have to a certain distance from exits. That East Lyme does own land but that the land does not meet the regulations. Private land may be an option.

Dr. Kaplin, Planning, discussed planning and the metamorphosis that he has seen in the area through the years.

Wayne Fraser, Zoning, explained fast tracking and how quickly businesses can be set.

Richard Waterman, Planning, expressed the need to get out to the public and the possibility of getting the same group to meet on public access television, channel 37, as a public forum. He stated the importance of future planning and that we can still control our own destinies. He mentioned the local attractions and that we should continue to maintain high quality of development. He also expressed the importance of agricultural tourism.

Chris Barrett, EDC, stated the need to get neighbours and enemies involved in order to move forward.

Athena Cone, Zoning, restated the importance of publicity and apathy.

Paul Formica, Zoning, stated that he was glad about the co-operation of all the commissions and the need to meet on a regular basis. That there was very good input and output from everyone.

Don Jordan, Zoning, stated he was echoing Paul Formica. He noted that the enthusiasm was great and that even if the Yale Study fell through everyone still needed to work together.

John Devine, EDC, stated that if the group would like to meet with Realtors he would set it up.

Bob Foster, EDC, explained about the video EDC put together through the high school to accompany the brochure that is sent to prospective business. He also stated that it felt it a good idea if the other commissions could help distribute them.

Wayne Fraser, Zoning, mentioned the need for the Information Center.

Ann Hamilton, Planning, answered with the fact that when she volunteered there people first wanted to know how to get to the casino, then what there was to do in the area. Obviously the number one thought is the beaches, too bad they are private. Maybe we could get a one day pass for visitors.

Wayne Fraser, Zoning, stated that Rowland Harris from the Sun Resort is willing to work with us.

Chris Mullaney, Zoning, mentioned recent New London Day articles that are very positive. Publicity important.

Athena Cone, Zoning, noted that it would be good for a representative of each commission to attend the other commissions meetings.

Walter Cullen, Planning, stated that he would like all commissions to agree on the Yale study and that it they should send a letter to Sun Resort to see if they would like to invest in the project.

Richard Waterman, Planning, suggested that the three chairman get together and discuss the special meeting.

Wayne Fraser, Zoning, stated that each commission should vote on the study and then meet again.

Bill Dwyer, Zoning, expressed the need to get the town involved. What it would take to get them going.

Chris Barret, EDC, heartened that everyone agrees and enjoying the enthusiasm.

Alice Johnson, Planning, stated that she was also happy over the meeting and that it was important to get on with the Yale project.

Wayne Fraser, Zoning, suggested appointing people from each commission to start a subcommittee.

EX OFFICIOS SPOKE

CLOSING

Wayne Fraser, Zoning, read attached "Suggestions for the Future".

Everyone agreed that a meeting should be scheduled for July and that it should be publicised in the New London Day.

ADJOURNMENT

The meeting was adjourned at the appointed time of 9:00 p.m.