

PH

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CLERK'S OFFICE

Sept 21, 19 95 at 9 AM PM

East Lyme Zoning Commission
Special Meeting
Thursday, September 14, 1995
East Lyme Town Hall

Esther B. Wilbur

EAST LYME TOWN CLERK

Chair Wayne L. Fraser called the meeting to order at 7:33 p.m. Board members present: Wayne L. Fraser (Chair), Paul Formica (Secretary), Sean McLaughlin, Christopher Mullaney, William Dwyer, Athena Cone; Alternates present: Norm Peck, Kent Presley. William Mulholland, present.

Public Delegations: None

Public Hearing:

1. Continuation of the application of Robert T. Tobin, agent for Chapman Farms L.L.C., for a change of zone from RU-40 to S.U. (Special Use) for the purpose of developing 65 units of elderly housing at 211 Pennsylvania Avenue, East Lyme Tax Assessor's Map 16.2, Lot 17.

Correspondence: Secretary Paul Formica read into the minutes correspondence received.

Attorney Robert Tobin and Angus McDonald (surveyor) made their presentation on this project covering issues of the access or emergency road, grading, roads within the project; Ben Orvedal (builder) discussed the phasing of the project and presented the actual lay-out of proposed homes. David Sullivan reviewed the fact that DOT requirements are met. Joanne Carroll (Long Island marketing firm rep) made a comparison to the successful Heritage Village in Southbury.

The Board's questions covered stockpiling during construction (where and how much); noise from rock crushing; hours of operation; time frame.

Questions from the public included the amount of ledge present throughout this site; access road usage; noise from the rock crushing; denseness of homes; traffic; elderly population in the area; opposition to the zone change rather than opposition to homes for the elderly; property value and actual land use; damage to nearby homes from the blasting; whether any state or federal money involved in this project.

There being no further discussion, the first section of the public meeting was closed at 9:06 p.m.

Second portion of public meeting was called to order at 9:07 p.m.

2. Continuation of the application of Robert T. Tobin, agent for Chapman Farms L.L.C. for a Special Permit to construct 65 units of elderly housing at 211 Pennsylvania Avenue, Tax Assessor's Map 16.2, Lot 17.

Questions from the board and public included density issue, who will police the area; bonding; lawn sprinklers; public water; future site changes.

There being no further discussion, the second portion of the public meeting was closed at 9:30 p.m. Chair Fraser announced the next zoning commission meeting would be held October 5, 1995.

Respectfully submitted,

Ruth Ames
Recording Secretary Pro Temp