

EASTLYME ZONING COMMISSION

Regular Meeting, August 4, 2022. 7:31 PM
East Lyme Town Hall, main room

Members Present: Chairman Terence Donovan, Anne Thurlow, Norm Peck, Bill Dwyer, Debbie Jett-Harris, Dave Schmitt, Alt.,

Members Absent: Terry Granatek, Denise Markovitz, Alt., Jay Ginsberg, Alt.,

Also Present: William Mulholland, Zoning Official, Sue Spang, Recording Secretary, Anne Cicchiello, BOS liaison

Call to Order: Chairman Donovan called the meeting to order at 7:31

D. Schmitt was seated for T. Granatek

FILED

I. PLEDGE OF ALLEGIANCE-recited

Aug 12, 20 22 AT 10:35 AM/PM
Brooke Johnson Alt
EAST LYME TOWN CLERK

II. PUBLIC DELEGATION: none

III. PUBLIC HEARINGS:

1. **Application of 138 BPR LLC, for a Special Permit under Section 8.2.8 elderly Housing, CA, for three apartment units of Elderly Housing (55+), 17 total units with 3 covered detached garage buildings and associated improvements, at property located at 138 Boston Post Road, East Lyme Assessor's Map 31.1 Lot 7. (7:33)**

N. Peck recused himself.

B. Mulholland stated the legal notice was posted in the paper. A. Thurlow read the memo from B. Mulholland into the record.

Joe Wren, Indigo Land Designs, said the applicant has had several meetings with town staff and all comments and concerns have been addressed. The proposed plan is located next to Dollar General and the cemetery. There is currently a single family, Victorian private residence and garage, which will remain and become elderly housing. The 2nd floor of the garage will be office space, there will be no kitchen as it will not be a living space.

There are 3 proposed buildings, the two end buildings will have 6 units and the center one will have 5 units. Each unit will have 2 bedrooms. The units will be rentals. All the units will utilize public water and sewer. The entrance is 22 feet wide with a turnaround wide enough for fire apparatus. Trash removal consists of one dumpster on a pad which will be enclosed. The utilities, driveway and trash will be privately maintained. A mail kiosk is provided for residents. The drainage pitches towards the road, all rain from the impervious surface goes downhill and is collected in the underground filtration system. All water infiltrates to the ground. The project sits on 1.86 acres.

The project incorporates LID features, there is no curbing, gravel aprons, all catch basins have sumps. The project sits over an aquifer. There is an operation and maintenance manual provided, the use of salt will be prohibited. **The area is zoned commercial, so no traffic report was required.**

The lighting plan has been provided and there will be no light leak to adjoining properties.

Peter Springsteel, Architect, said the buildings have been designed in the New England style.

The buildings are two story with the two end units designed as ADA accessible. The color choices are grey, white, wicker with black windows. The siding is GenTek, a textured vinyl.

Some of the members had concerns about the design and the siding choices, and colors. B.

Mulholland reminded the applicant that what is presented is what is approved. The building will be placed perpendicular to Boston Post Road and plantings will be placed along the road so the buildings will not be easily seen as people drive by.

There are screened walls between the units and patios for all the units.

James Corto, applicant owner, described the siding and assured the Commission that the product is widely available and extra will be bought for future repairs.

John Cunningham, landscape architect informed the Commission that there will be a sidewalk from Boston Post Road to the end of the project road. There will be native plants and trees such as red maple and red cedar juniper which are slow growing and get to approximately 25-30'. The west and south side of the proposed project will have a 6' fence. Low shrubs will be planted be planted along the front. There will also be small garden plots to allow residents to do their own plantings.

Anne Cicchiello, in response to questions from the members, informed them that the BOS have approved electric car charging stations at various spots in town.

There was much discussion on the existing house and per the application the house will also be 55+. There is a tenant in there now and when she vacates the premises, the house will become elderly housing.

Public Comment

Terry Kavanaugh, President of the Cemetery Association, said she has had numerous conversations with the applicant and is satisfied they can reach an agreement on how to maintain the aesthetics facing the cemetery.

The applicant hopes to start the project as soon as all approvals have been received.

MOTION: (Thurlow/Jett-Harris) to close the Public Hearing. Vote: APPROVED unanimously. 8:49.

IV. REGULAR MEETING

1. **Application of 138 BPR LLC, for a Special Permit under Section 8.2.8 elderly Housing, CA, for three apartment units of Elderly Housing (55+), 17 total units with 3 covered detached garage buildings and associated improvements, at property located at 138 Boston Post Road, East Lyme Assessor's Map 31.1 Lot 7.**

N. Peck remained recused.

Members discussed the look of the building and would like to see something with more character.

B. Mulholland reminded them that there are no architectural standards in the zoning regulations.

MOTION: (Thurlow/Schmitt) move to approve Application of 138 BPR LLC, for a Special Permit under Section 8.2.8 Elderly Housing, CA, for three apartment units of Elderly Housing (55+), 17 total new construction units with 3 covered detached garage buildings, an existing one single family unit and barn for a total of 18 elderly housing units, and associated improvements, at property located at 138 Boston Post Road, East Lyme Assessor's Map 31.1, Lot 7. Vote: APPROVED unanimously.

N. Peck is reseated

2. **Approval of Minutes of July 7, 2022:**

- a. **Approval of Minutes of July 7, 2022.**

MOTION: (Schmitt/Jett-Harris) approve the minutes of July 7, 2022, Regular Meeting minutes as amended.

Add, William Mulholland as present

Vote: APPROVED unanimously

IV. OLD BUSINESS-none

V. NEW BUSINESS

1. **Any business on the floor, if any by the majority vote of the Commission-none**

2. **Zoning Official**

- B. Mulholland said there is a possible project for downtown
- The Amtrak fence is on hold
- He is working on the proposed CA regs for Flanders area
- The buildings on Flanders Road are in the process of being demolished.

3. **Comments from Ex-Officio:**

- A. Cicchiello is filling in for R. Hardy whose husband recently passed away. She and the Commission sent condolences to R. Hardy.
- Amtrak fence is moving forward, and they have stated that no fence will be installed without town approval.
- Long time finance director will be leaving, and A. Cicchiello is on the committee to hire her replacement.
- Dave Putnam, Park and Rec Director is also leaving

4. **Comments from Zoning Commission liaison to Planning Commission**

D. Schmitt reported that the Planning Commission approved an affordable housing project, and an emergency access to Bush Hill Rd.

5. **Comments from Chairman**

Condolences were sent to R. Hardy

VII. ADJOURNMENT

MOTION: (Jett-Harris/Dwyer) to adjourn at 9:25. Vote: APPROVED unanimously

Respectfully Submitted
Sue Spang,
Recording Secretary

2022 Liaison Schedule:

9/13/2022-Thurlow, 10/11/2022-Donovan, 11/15/2022-Dwyer, 12/13/2022-Ginsberg

138 BOSTON POST RD

Location 138 BOSTON POST RD

Mblu 31.1/7///

Acct# 007655

Owner 138 BPR LLC

Assessment \$233,450

Appraisal \$333,500

PID 5537

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$257,200	\$76,300	\$333,500

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$180,040	\$53,410	\$233,450

Owner of Record

Owner 138 BPR LLC
Co-Owner
Address 6 MANSEWOOD RD.
OLD LYME, CT 06371

Sale Price \$320,000
Certificate
Book & Page 1053/129
Sale Date 04/05/2021
Instrument 16

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FIRST BAPTIST CHURCH	\$0		0007/0200		12/31/1881

Building Information

Building 1 : Section 1

Year Built: 1870
Living Area: 2,405
Replacement Cost: \$307,722
Building Percent Good: 67
Replacement Cost
Less Depreciation: \$206,200

Building Attributes

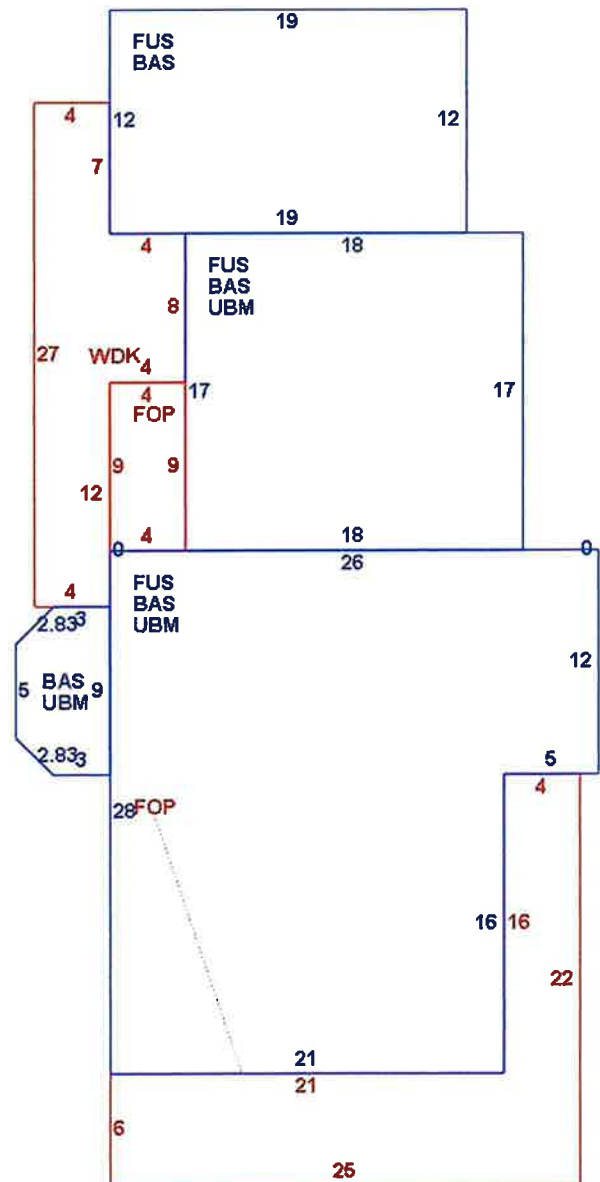
Field	Description
Style:	Conventional
Model	Residential
Grade:	Ave-Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Inlaid Sht Gds
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	9 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos2/EastLymeCTPhotos///0030/100_0028_30)

Building Layout



(ParcelSketch.ashx?pid=5537&bid=5635)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area

BAS	First Floor	1,223	1,223
FUS	Upper Story, Finished	1,182	1,182
FOP	Porch, Open, Finished	250	0
UBM	Basement, Unfinished	995	0
WDK	Deck, Wood	140	0
		3,790	2,405

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
 Description Single Fam M-01
 Zone CA
 Neighborhood 0040
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.89
 Frontage 0
 Depth 0
 Assessed Value \$53,410
 Appraised Value \$76,300

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR4	W/LOFT-AVG			525.00 S.F	\$11,000	1
FOUN	FOUNDATION			1.00 UNITS	\$40,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$217,200	\$76,400	\$293,600
2020	\$158,000	\$88,200	\$246,200
2019	\$158,000	\$88,200	\$246,200

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$152,040	\$53,480	\$205,520
2020	\$110,600	\$61,740	\$172,340
2019	\$110,600	\$61,740	\$172,340

