

TOWN OF EAST LYME

EAST LYME ZONING COMMISSION

PUBLIC HEARING

NOVEMBER 18, 2010

Members Present:

Marc Salerno, Chairman
Steve Carpenteri
Matthew Walker
Ed Gada
Norman Peck
Bob Bulmer, Alternate
James Liska, Alternate

Members Absent:

Rosanna Carabelas
William Dwyer, Alternate

Also Present:

Paul Formica, First Selectman
Bill Mulholland, Zoning Officer

Mr. Salerno sat Mr. Liska as a Regular Voting Member for this Public Hearing.

CALL TO ORDER

Mr. Salerno called the meeting to order at 7:38 p.m.

PLEDGE OF ALLEGIANCE

Mr. Salerno led the assembly in the Pledge of Allegiance

PUBLIC DELEGATIONS

Mr. Salerno stated that due to State Requirements, a resolution must be passed prior to applying to the State for the Incentive Housing District. He asked that the endorsement of that resolution be added to the agenda, prior to the Public Hearing.

ENDORSEMENT OF RESOLUTION

Mr. Walker read the following resolution into the record.

FILED IN EAST LYME TOWN
CLERK'S OFFICE
NOV. 23 20 10 at 9:35 ^{AM} _{PM}
Esther B. Williams
EAST LYME TOWN CLERK

The Local Zoning Authority of the Town of East Lyme met on November 18, 2010 and adopted a resolution by the vote of _____ to _____ which:

- (1) Endorses submission of the zone adoption application under the Housing for Economic Growth Program referenced in Section 8-13 (m-x) of CGS; and**
- (2) Certified that it will consider the creation of one or more incentive housing zones as identified in the application. Such application is attached to and made a part of this record.**
- (3) Certified that it will consider and act on by the Incentive Housing Development when proposed within the approved Incentive Housing Zones in compliance with Section 8-13 (m-x) of CGS.**

Mr. Mulholland stated the Town submitted a preliminary application to the State, and they have been notified that the preliminary application has been approved. The State now requires a formal application, and it must be submitted by the end of November. They need the Resolution from the legislative bodies to be submitted with the application.

Mr. Salerno stated it had to be done prior to the Public Hearing because it says they “will” consider.

Motion (1) Mr. Carpenteri moved to approve the Resolution.

Seconded by Mr. Peck.

Motion Passed 6-0.

Public Hearing

1. THE EAST LYME ZONING COMMISSION PROPOSAL TO AMEND THE EAST LYME ZONING REGULATIONS BY ADDING A NEW SECTION ENTITLED “INCENTIVE HOUSING ZONE REGULATIONS SECTION 33.”

2. THE EAST LYME ZONING COMMISSION PROPOSAL TO AMEND THE ZONING MAP AND TO CREATE THE FOLLOWING INCENTIVE HOUSING ZONE OVERLAY DISTRICTS:

A. A Midway Incentive Housing Zone, further identified as 170 Flanders Road, Assessor’s Map 26.3, Lot 11.

B. A Niantic Village Incentive Housing Zone, more particularly identified as three sub-zones as follows:

I. Niantic Village, Hope Street, Incentive Housing Zone: 27 Hope Street,

Assessor's Map 12.1, Lot 98; 23-25 Hope Street, Assessor's Map 12.1, Lot 97; and approximately one half of 267-283 Main Street, Assessor's Map 12.1, Lot 103.

II. Niantic Village, Main Street - North, Incentive Housing Zone: 329 Main Street, Assessor's Map 12.1, Lot 1; 325 Main Street, Assessor's Map 12.1, Lot 2; 321 Main Street, Assessor's Map 12.1, Lot 3; 315 Main Street, Assessor's Map 12.1, Lot 4; 8 Methodist Street, Assessor's Map 12.1, Lot 5; 10 Methodist Street, Assessor's Map 12.1, Lot 6; 12 Methodist Street, Assessor's Map 12.1, Lot 7.

III. Niantic Village, Main Street - South, Incentive Housing Zone: 326 Main Street, Assessor's Map 12.1, Lot 123; 316 Main Street, Assessor's Map 12.1, Lot 122; 312 Main Street, Assessor's Map 12.1, Lot 121.

Mr. Salerno stated the legal ad had been run in the newspaper on this Public Hearing. Mr. Walker read an email from Marcy Balint, Coastal Planner of the CT DEP to Mr. Mulholland. He also read a letter from Gary Goeschel, Town Planner stating the Incentive Housing Districts would be consistent with the Plan of Conservation and Development. He also read a letter from the Southeastern CT Council of Governments to Rosanna Carabelas, Secretary of the Zoning Commission.

Mr. Salerno stated this was a sub-committee started over a year ago, they met with the Southeastern CT Council of Governments, who then took the sub-committee's input and then the CCCOG drew up the regulations which would be Section 33.

Mr. Formica stated this is crunch time and all of this formal application needs to be done by November 30, 2010. This is the last step in the process. The regulations have been written, these regulations fit clearly with regard to mixed use. This is an optional overlay zone, the developers would not be obligated to use it. Town Officials can point the developers to these areas. This is an increased density for developers. The Town would receive \$2000.00 per zoned unit as incentive, and then would receive \$2000.00 per permitted unit. The Regulations were developed with grant money and the completion of the application by Mr. Erikson is also being funded by grant money.

Mr. Salerno stated the selected areas are in commercial zones, they did not want to lose any commercial development. Anything on the first level would still be commercial. There is some monetary gain for the town. They are hoping to start with these areas but it is just an option for whomever owns the land, it is not required. Areas can be added in the future.

Mr. Mulholland stated this enhances economic activity but is adding housing in downtown to support businesses.

Mr. Peck asked if parcels were added in the future would the town be eligible for the funds.

Jane Dauphinais of the Southeastern CT Housing Alliance stated as long as the State has the funding there, anything added in the future would be eligible for the funds. There are several other towns applying, and East Lyme is second on the list.

Gary Lakowski, of 12 Methodist Street asked why they would use this since it is less restrictive than Section 8-30(g).

Mr. Mulholland stated this does give the Town more control, the developer would have to meet certain requirements of zoning plus this gives the town more architectural control, so we can ensure the building fits in with the character of the neighborhood. With 8-30(g) the town does not have that control.

Mr. Salerno wanted to remind everyone that a public hearing would not be required for the approval of any of these properties when they come before the Zoning Commission.

Mr. Mulholland agreed saying the application would go to him first and then to Zoning for Site Plan approval.

Motion (2) Mr. Gada moved to close both Public Hearings.

Seconded by Mr. Carpenteri.

Motion Passed 6-0.

Respectfully Submitted,



**Karen Miller Galbo
Recording Secretary**