

**TOWN OF EAST LYME
ZONING COMMISSION
JANUARY 3, 2013
PUBLIC HEARING MINUTES**

Members Present:

**Marc Salerno, Chairman
Matthew Kane
Matthew Walker
Terence Donovan
George McPherson
Norm Peck
William Dwyer, Alternate
John Hogan, Alternate
James Liska, Alternate (Sat for Item #4)**

FILED IN EAST LYME
Jan 8, 2013 AT 8:28 AM

Bronie D. Orsini
EAST LYME TOWN CLERK

Also Present:

**Bill Mulholland - Zoning Officer
Holly Cheeseman – Ex-Officio**

CALL TO ORDER

Chairman Salerno called the Public Hearing to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

Chairman Salerno led the assembly in the Pledge of Allegiance.

PUBLIC DELEGATIONS

There were no public delegations.

1. CONTINUATION OF APPLICATION OF THEODORE A. HARRIS, AGENT FOR JAG CAPITAL DRIVE, LLC FOR APPROVAL OF AFFORDABLE HOUSING DEVELOPMENT, AND A CONCEPTUAL SITE PLAN TO CONSTRUCT SIXTY-NINE (69) RESIDENTIAL UNITS ON PROPERTY IDENTIFIED IN THE APPLICATION AS WEST MAIN STREET/CAPITAL DRIVE, ASSESSOR'S MAP 09.0, LOT 19.

The applicant has requested this item be continued with no discussion.

2. CONTINUATION OF APPLICATION OF THEODORE A. HARRIS, AGENT FOR CAPITAL DRIVE, LLC TO REZONE FROM ITS EXISTING ZONING DESIGNATION (LIGHT INDUSTRIAL) TO AFFORDABLE HOUSING DISTRICT FOR PROPERTY IDENTIFIED IN THE APPLICATION AS WEST MAIN STREET/CAPITAL DRIVE, ASSESSOR'S MAP 09.0, LOT 19.

The applicant has requested this item be continued with no discussion.

Motion (1) Mr. McPherson moved to continue Item 1 and Item 2.

Seconded by Mr. Donovan.

Motion Passed 6-0.

3. APPLICATION OF TIM NORTON FOR NORTON AUTO & MARINE SERVICE FOR A SPECIAL PERMIT FOR MIXED USE DEVELOPMENT, AT PROPERTY IDENTIFIED IN THE APPLICATION AS 185 MAIN STREET, NIAN TIC. EAST LYME ASSESSOR'S MAP 12.1, LOT 79.

Mr. Mulholland confirmed that the legal advertisement had run on this item.

Mr. Walker read a memo from Mr. Mulholland.

Fred Finn, Surveyor, Colton Road, East Lyme presented the application for Mr. Norton. He is applying for a Special Permit and has requested a CAM Review due to the location. The lot is separated from the water by the Boardwalk, the Train Tracks, and Route 156. Right now there is an existing auto and marine repair facility. It is immediately adjacent to residential housing on both sides. They would demolish the existing structures. They will have adequate parking, drainage and a carport. The proposal is for a three story mixed use building. They provided the storm management plan, and will have negative increase in runoff from the site. They expect a Spring of 2013 start time. There will be four new commercial spaces on the first floor, and ten residential spaces on the second and third floor. All units will have direct views of Niantic Bay. There will be no adverse impacts on coastal resources. The residential density total is well above what is required. The parking spaces they have proposed total forty one, and they are required to have 38.

Mr. Finn submitted Revised Plans and they were entered as Exhibit 1.

The building height would be 38 feet, and 9 inches, and three stories. The 1 bedroom apartments would be 666 square feet, the 2 bedroom units would be 935 square feet or larger. Water and Sewer is provided. The Commercial spaces take up 33% of the building footprint. The dumpster pad will be enclosed. There will be a sidewalk at the back of the building, and a walkway through the carport to the building. The dumpster will be surrounded by a privacy fence, and they will incorporate evergreens on the east and west boundary lines, and holly trees to Grand Street, and Red Maples and American Hornbeams on the islands to comply with parking area landscaping requirements. There will be privacy fencing along the boundary as well.

Russell Sargent, the Architect on the project stated there will be ten foot decking along the front of the building. There will be signage directing people to the parking entrance on Grand Street. The DOT would not allow them to have parallel parking on the main road in front of the building, so all of the parking will be in the rear, and will be entered on Grand Street. The lighting will be downward reflecting light, and there will be ceiling lighting on the porch.

Mr. Mulholland asked about the lighting on each unit's porch.

Mr. Sargent stated they would have ceiling lighting.

Mr. Mulholland stated he spoke to the DOT this morning and they are not interested in approving any parking spaces on the road in front. They may entertain a proposal from the Town to do parking all the way to the Morton House, but that has not been addressed by the Town as of now.

Mr. Salerno suggested the Parking Sub-Committee look at that.

Mr. Peck asked why they are having the vinyl fencing and the evergreens.

Mr. Finn stated that would ensure additional privacy.

Craig Taft, 5 Mill Road stated he is a business owner in town and he can't think of a better use for this property. It is well thought out, and they have covered all aspects. He is in favor of this.

Mark Christensen, Upper Walnut Hill Road, stated the POCD discussed mixed use, and this is what they were looking for, he is in favor of this.

John Lake, neighbor of the subject property. Thinks it is a great idea, this is definitely a plus.

Joe Smith, 179 Main Street, also thinks this is a great start for Main Street further down from Pennsylvania Avenue.

Dan Walsh, 45 Shore Road, is the President of Niantic Main Street, thinks this is a nice project, and likes that they are duplicating the streetscape. He is in favor of this.

No one spoke against the project.

No one spoke neutral against the project.

Mr. Donovan asked about a lip around the dumpster pad.

Mr. Finn stated they can add a lip to the pad.

Mr. Walker asked when the project would be completed.

Mr. Sargent state it is probably a 13 to 14 month project, but hopefully less.

Mr. Walker asked who the carport is for.

Mr. Finn stated for the residents, but they may have some commercial use during the day.

Mr. Sargent stated that is for the Condominium Association to work out.

Mr. Salerno asked if these would be rented or owned.

Mr. Finn stated it would be a combination.

Motion (2) Mr. McPherson moved to close the Public Hearing.

Seconded by Mr. Donovan.

Motion Passed 6-0.

- 4. APPLICATION OF CROTUR, LLC FOR A SPECIAL PERMIT FOR WHOLESALE USE, AT PROPERTY IDENTIFIED IN THE APPLICATION AS 206 BOSTON POST ROAD, EAST LYME. EAST LYME ASSESSOR'S MAP 30.2, LOT 78.**

Mr. Peck recused himself and Mr. Liska sat for Item 4.

Mr. Mulholland confirmed the legal advertisement has run on this item.

Mr. Walker read a memo from Mr. Mulholland.

Kevin Crosby of Atlantic Building Products submitted a brief overview of the project as Exhibit 1.

They will be selling building products, there will be no paint, no hazardous waste, and it will be all dry goods. There will be no lumber. The end users are the homeowners. Most of the business will be done off site. They will do free layouts, and designing. There will be few cars there at once. There will be 4 or 5 delivery trucks a week. There will be little impact regarding deliveries. This will be an open showroom for homeowners to pick out items. It will not be a hardware store.

Mr. Crosby entered pictures as Exhibit 2.

They plan on re-roofing the building, replacing the windows, adding vinyl shingle siding, they may widen a bay door. There will be 3 to 5 employees. These will be all pre-packaged goods. They are looking to open by summer.

Mike Schulz, Lovers Lane, stated he likes to see someone moving in there, but he is concerned with the brook and large trucks coming in.

Mr. Mulholland stated he has met with the Wetlands Officer.

Wendell Turpin of Atlantic Building Products stated they will not be having large trucks they will be using box trucks.

Mr. Crosby stated the trucks that do come in will not be near the brook.

Mr. Mulholland stated if they looked to increase the paving they would have to look at storm water management.

Motion (3) Mr. Donovan moved to close the Public Hearing.

Seconded by Mr. Walker.

Motion Passed 6-0.

Respectfully Submitted,



Karen Miller Galbo

Recording Secretary