

**TOWN OF EAST LYME
ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 9, 2010**

PUBLIC HEARING

Members Present:

Marc Salerno, Chairman
Bill Dwyer, Alternate
Rosanna Carabelas
Norm Peck, III

Members Absent:

Steve Carpenteri
Mathew Walker
Edward Gada
James Liska, Alternate
Bob Bulmer, Alternate

Also Present:

Paul Formica, First Selectman
Bill Mulholland, Zoning Officer
Mike Giannattasio, Director of Public Works
Dave Putnam, Director of Parks & Recreation

Chairman Salerno led the assembly in the Pledge of Allegiance

Alternate Bill Dwyer was seated as a regular member by Chairman Salerno.

Public Delegations:

There were no public delegations.

Public Hearing:

1. Application of the Town of East Lyme, for a Special Permit for Town Buildings and Use per East Lyme Zoning Regulation 20.1.2(F) and Section 25 and Section 24, to renovate an existing building and operate a field services facility at property identified in the application as 6 and 8 Capitol Drive, and 11 Colton Road, East Lyme, Connecticut.

Chairman Salerno stated the legal advertisement had run in the newspaper.

Mrs. Carabelas read a Memo from Bill Mulholland to the Zoning Commission.

FILED IN EAST LYME TOWN
CLERK'S OFFICE
Sept 13 20 10 at 11:30 AM
Esther B. Williams
EAST LYME TOWN CLERK

First Selectman Formica stated that Mike Giannattasio and Dave Putnam have been working side by side with him on the development of this project. They also hope to incorporate uses for other departments in this project, and would like to service as many vehicles as possible. The 1.5 Million dollar purchase price included the warehouse and two adjacent lots. They also were able to acquire an additional 1.4 Million dollars to renovate the interior. There will be a truck wash available to wash all vehicles, and this will be a recyclable onsite system. The long term plan is to eliminate the current Roxbury Road salt shed. They are asking for a special permit with waivers of the sidewalk, and a waiver of the buffer strip between 6 and 8 Capitol Drive. They have also received a forestry grant of \$1500.00 to add some landscaping to the project.

Mike Giannattasio stated the office space will be 3000 square feet, which includes locker rooms, lunch room that will double as a training room. There will be mechanic bays for the heavy duty trucks. The Town maintains 99% of their fleet in house. This will house the whole fleet of vehicles for Park and Recreation and Public Works. Moving the fleet inside will help protect the vehicles and will reduce costs and be safer and more efficient. He stated there will be 76 parking spaces which are more than required per zoning regulations.

The site plan was entered for the Zoning Department's file as Exhibit 1.
Approximately 7 pictures were entered for the Zoning Department's file as Exhibit 2.
Letter to Mike Giannattasio from Gary Goeschel was entered for the Zoning Department's file as Exhibit 3.

Mr. Salerno asked why they were going to have so many parking spaces.

Mike Giannattasio stated they would have a space for each employee plus a few extra.

Mr. Peck stated when this purchase was approved it was just going to be a warehouse and this seems to be a significant increase in the intensity of use.

Mike Giannattasio stated they are not expanding anything into the wetlands, the previous owner parked boats outside and the Town does not plan to park any vehicles outside, other than employee's vehicles. They also plan to have mowers washed at the site they have mowed so they will come back to the facility cleaned already. The vehicle wash system they will have is an enclosed system in an enclosed bay.

Mrs. Carabelas asked if there are any plans for school buses.

Mr. Giannattasio stated that is a future idea they may plan for out there. However, as of right now the gas is not ready to move out there and the salt shed still has some existing life at the Roxbury Road facility.

Motion (1) Rosanna Carabelas moved to close the Public Hearing at 8:15 p.m.

Seconded by Bill Dwyer

Motion Passed 4-0-0

- 2. Continuation of Application of Fred Finn, Agent, for Maximum Inc dba Burke's Tavern, for a Special Permit for Outdoor Dining/Patio per East Lyme Zoning Regulation 20.27 at property identified in the application as 267-283 Main Street, Niantic, Connecticut (aka 13 Hope Street, Niantic, Connecticut.)**

This Application has been Withdrawn.

Respectfully Submitted,

Karen Miller Galbo
Recording Secretary