

TOWN OF EAST LYME

ZONING COMMISSION

APRIL 19, 2012

PUBLIC HEARING MINUTES

Members Present:

Marc Salerno, Chairman

Terence Donovan

Matthew Walker

Norm Peck

Matthew Kane

George McPherson

William Dwyer, Alternate (Did not sit)

Jack Hogan, Alternate (Sat for Item 4 of the Regular Meeting)

FILED IN EAST LYME
April 24, 2012 AT 8:30 AM

Brian D. Hemen ATC
EAST LYME TOWN CLERK

Also Present:

RoseAnn Hardy

Bill Mulholland, Zoning Officer

Members Absent:

James Liska, Alternate

CALL TO ORDER

Chairman Salerno called the Public Hearing to order at 7:31 p.m.

PLEDGE OF ALLEGIANCE

Chairman Salerno led the assembly in the Pledge of Allegiance.

PUBLIC DELEGATIONS

There were no public delegations.

PUBLIC HEARING

1. APPLICATION OF JOHN D. RODGERS, FOR RODGERS DEVELOPMENT LLC TO AMEND THE EAST LYME ZONING REGULATIONS SECTION 12A SU-E SPECIAL USE DISTRICTS TO PERMIT 20% OF DEVELOPMENT TO BE MARKET RATE.

Item number one was withdrawn by the Applicant.

2. APPLICATION OF GARY SMITH, TRUSTEE, GDS CAPITAL HOLDINGS LLC FOR CONSTRUCTION OF A MIXED USE DEVELOPMENT UNDER SECTION 9.2.3 AND SECTION 25.5 OF THE EAST LYME ZONING REGULATIONS ON PROPERTY IDENTIFIED AS 369-377 MAIN STREET, NIAN TIC. ASSESSORS MAP 11.2, LOT 134 & 135.

Mr. Mulholland confirmed that the legal advertisement ran on this item.

Ted Harris, 351 Main Street, Niantic represented the applicant. The application is for a mixed use building in a CB zone. He submitted **Exhibit 1** which were the Plans dated March 1, 2012 and revised April 2012. They are proposing a 29,800 square foot mixed use building with 4800 square feet of commercial space in the front portion and two floors. There will be 24 residential units, 6 units being 2 bedroom and 18 units being 1 bedroom. Mr. Harris submitted **Exhibit 2**, which was a letter from the East Lyme Fire Marshall, and **Exhibit 3** which was a letter from Bill Scheer, the Town Engineer.

Mr. Harris stated with limited land they have tried to use resources in the most productive way. He represents the developer, but is also a neighbor of this proposed project, and without reservation he is in favor of this application. The front portion is proposed for 4 commercial units, but can be split up if that is needed. There will be an elevator between the front and rear portion. They have proposed 57 parking spaces, one of which is the loading zone space. They have also proposed to combine the driveway with the neighbors, and have drafted an easement to facilitate that. The easement was submitted as **Exhibit 4**. There is a 10 foot buffer around the property. There are plantings proposed in the rear, on the west side there are mature maples which they will be leaving, in the front there is a sidewalk with grass and plantings, and internally there will be plantings in the parking areas on the islands. There are also street trees planted by the town for the streetscape. The lighting on the site will be medium to low range lighting. It is designed overall for low level lighting. There will be two dumpsters on site enclosed in vinyl fencing. These sites are already connected to water and sewer, and will continue to be. The soils are sand and gravel and drainage will be maintained on site and be put back into the ground. The Town Engineer has reviewed the drainage plan and found it acceptable. The height of the building is proposed to be 33.75 feet. They are asking for a waiver of the building height. They have 35% of the footprint devoted to commercial space. This property is in a coastal zone, there are no coastal resources on site or adjacent to the site. Indirect impacts would be storm water but that will be filtered and drained on site. There will be no impact on coastal resources.

Peter Springsteel, architect, 105 Star Street, Mystic Connecticut stated they are trying to keep the context of traditional Main Street intact. They have proposed a Greek revival style building. There will be four entrances for the commercial spaces. The residential units will all be on the second and third floor. The back of the building will not be visible from the street.

David Spera, DLS Traffic Engineer, Windsor Ct performed a traffic study. He collected data in the morning, afternoon, and Saturday peak periods. Main Street provides access to the site. There are no capacity issues; there is plenty of reserve capacity.

Margaret Barrilli, 3 Spring Street, Niantic stated she will benefit from this project. She is looking forward to the attractive change of the building. Mr. Smith has been a wonderful landlord.

Lisa Wildrick of 103 Pennsylvania Avenue stated this is a well thought out project and she is in favor of it.

Leo Roche, who is the owner of The Black Sheep, stated this is a great project. He hopes they vote in favor of it.

No one from the public spoke against the project.

No one from the public spoke in a neutral manner for the project.

Mr. Peck stated he agrees with what has been said, it is a very nice project. He did have concern for the neighbors in the back.

Mr. Harris stated there is existing vinyl fence in the back, and the applicant would extend it along that area. There also will be plantings.

Mr. Peck stated there is a large section in the middle with no windows.

Mr. Springsteel stated they would put windows there but that area is not visible from the road.

Mr. Peck stated if we put windows there it would look consistent with the rest of the building.

Mr. Smith stated they could put windows in that area of the building.

Mr. Peck asked if they had any plans to put awnings in the storefronts.

Mr. Springsteel stated there is no plan for awnings. They will have valances over the storefronts for signage.

Mr. Smith stated they like the way it looks now and awnings would change the character.

Mr. Donovan asked about snow removal.

Mr. Harris said there is space in the perimeter to spread snow because of the buffers.

Mr. Springsteel stated a good portion of parking is under the building.

Mr. Kane stated this is a great addition to Main Street.

Mr. Walker stated this is just what they are looking for in downtown.

Chairman Salerno stated this is a very thorough application, and asked if the residential units will be rentals or condominiums.

Mr. Harris stated at the moment they are slated to be rentals.

Mr. Mulholland stated market rate rentals.

Motion (1) Mr. McPherson moved to close the Public Hearing.

Seconded by Mr. Donovan.

Motion Passed 6-0.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Karen Miller Galbo". The signature is written in a cursive, flowing style.

**Karen Miller Galbo
Recording Secretary**