

**TOWN OF EAST LYME**  
**ZONING COMMISSION**  
**NOVEMBER 21, 2013**  
**PUBLIC HEARING MINUTES**

**Members Present:**

**Marc Salerno, Chairman**  
**George McPherson**  
**Matthew Walker**  
**Terence Donovan**  
**Norm Peck**  
**Matthew Kane**  
**Peter Lukas, Alternate**  
**William Dwyer, Alternate (Sat for Item 2)**

FILED IN EAST LYME  
CONNECTICUT  
NOV 27 2013 SAT 8:40 AM/PM  
*Breddie D. Horan ATC*  
EAST LYME TOWN CLERK

**Also Present:**

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

**Members Absent:**

**James Liska, Alternate**

Chairman Salerno called the meeting to order at 7:34 p.m.

Chairman Salerno led the assembly in the Pledge of Allegiance.

There were no public delegations

- 1. Continuation of Application of Thomas and Terri Yuhas for a Special Permit for agricultural use to keep/house various farm animals at property identified in the application as 36 Giants Neck Road, Niantic, CT. East Lyme Assessor's Map #7.1, Lot 4.**

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

Mr. Walker read a memo from Mr. Mulholland.

Mr. Yuhas stated he recently retired; he would like to have a few animals and move toward becoming more self-sufficient. The previous owners did have animals. He wants to build a barn. It will be a very small operation. It will not be commercial.

There was no public comment.

Mr. Yuhas stated they have had chickens on the property. They did have some roosters and they got rid of them right away. He has no intention of having roosters.

Mr. Salerno stated they would expect him to use best practices for animal waste.

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

**Seconded by Mr. Donovan.**

**Motion Passed 6-0.**

- 2. Application of Attorney Theodore A. Harris to modify Section 11.A.9.2.2 C. by deleting the number 275 and replacing it with the number 280.**

**\*\*Mr. Peck recused himself for this item, and Mr. Dwyer sat for this item.**

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

Mr. Walker read a memo from Mr. Mulholland.

Mr. Walker read a letter from Marcy Balint of the DEEP.

Mr. Walker read a letter from Mr. Goeschel, the Town Planner.

There had not been a written response from Regional Planning.

Attorney Harris stated this is a modest change from 275 to 280 units. If this is not approved the empty space in the buildings would be used for storage. They are requesting that they modify the Regulations to allow those 5 units to be used. This will increase tax revenue to the Town. The foot prints will remain exactly the same. The site plan remains unchanged.

Mr. Mulholland stated this change will be within the interior of the approved buildings.

Mr. Donovan stated they have known this was in the regulations for a while.

Mr. Harris stated this design has evolved over time, but the buildings would be laid out best with 28 units each.

Mr. Dwyer asked if the parking has to increase, and he was concerned about the number of children this will add to the schools.

Mr. Harris stated the parking will still accommodate 280 units, and the children will be less than 2 a unit.

Mr. McPherson stated the plans showed 27 units plus the extra space, but the regulations shouldn't have been passed with an odd number.

Mr. Kane stated he doesn't see anything wrong with this; the footprint and parking are fine.

Joyce Schmidt of 5 Carlisle Lane stated there were supposed to be stores in this development, and that they were going to improve Exit 74. What happened to that?

Chairman Salerno stated this was written as a multi-phase project. This is for the residential phase. It is his understanding the commercial component will happen, the developer is in negotiations right now with the state for the exit ramp. This is just the residential component.

Joyce Schmidt asked if there had been a traffic study, this will add over 100 kids to our schools.

Mr. Mulholland stated the public hearing was held at the time when these discussions took place. It then progressed into what it is today. All of this was discussed at this time. This is just about the 5 units. Anyone is welcome to come to his office and he can bring them up to speed on the project. Tonight is only about the 5 units. He has been to the DOT meetings, that is a slow process.

Joyce Schmidt stated she is concerned about the impact on the schools.

Chairman Salerno stated the original application was for 475 units, and that was denied. The developer then met with the neighbors, and they decreased their application to 275.

Joyce Schmidt asked if this will be affordable housing.

Chairman Salerno stated it will not.

Isidore Schwartz of 107 Columbus Avenue asked how many millions the owner would be receiving in apartment rentals. This is an increase of 5 units, which is 2% of the project, why are they fighting for 5 units.

Rocco Tricarico stated he is a resident of the Rose Cliff Development, and that they were the closest to the project when it was originally designed. He came to the public hearings and met with the developer. They heard nothing for 5 years, and then they had this item hidden on the Agenda the night of the High School Graduation. This is significantly different than the plan that was originally approved. They were told there would only be 18 children added to the school system. The Commercial phase was supposed to be the first phase. The public input on this has been limited; it should be debated in public.

Attorney Harris stated there were public hearings.

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

**Seconded by Mr. Donovan.**

**Motion Passed 6-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**

