

TOWN OF EAST LYME

ZONING COMMISSION

APRIL 2, 2015

REGULAR MEETING MINUTES

Members Present:

Matthew Walker, Chairman
Terence Donovan
Norm Peck
William Dwyer
George McPherson
Shawn Singer, Alternate (Sat for Meeting)

FILED IN EAST LYME
CONNECTICUT
APR 9 2015 AT 8:40 AM PM
William Galbo, Jr.
EAST LYME TOWN CLERK

Also Present:

Holly Cheeseman, Ex-Officio

Members Absent:

James Liska, Alternate
Peter Lukas, Alternate
Matthew Kane

Also Absent:

Bill Mulholland, Zoning Official

1. CALL TO ORDER

Chairman Walker called the meeting to order at 7:32 p.m.

Chairman Walker sat Mr. Singer as a Regular Member for the meeting in Mr. Kane's absence.

2. PLEDGE OF ALLEGIANCE

Chairman Walker led the assembly in the Pledge of Allegiance.

3. PUBLIC DELEGATIONS

There were no public delegations.

1. REQUEST OF CELLCO PARTNERSHIP DBA VERIZON WIRELESS FOR A SITE PLAN REVIEW FOR A SMALL CELL ANTENNA AT 314 FLANDERS ROAD, EAST LYME

Mr. McPherson read a memo from Mr. Mulholland.

Joey Lee Miranda, of Robinson and Cole, 280 Trumbull Street, Hartford stated they are seeking to install one antenna in the cupola of the Liberty Bank building. They are proposing to increase the height of the cupola by one foot. It will blend in with the existing architecture.

Doug Drosk of Centek Engineering, 63-2 North Branford Road, Branford stated the radio equipment will be in the basement, the antenna will be in the cupola. The cupola will have the same architecture and appearance as the existing one.

Mr. McPherson asked if this is for the bank's use, or for all of Verizon customers.

Ms. Miranda stated this will increase capacity for Verizon customers.

Motion (1) Mr. McPherson moved to approve the Request of Cellco Partnership dba Verizon Wireless for a Site Plan Review for a Small Cell Antenna at 314 Flanders Road, East Lyme.

Part One: Raise the Cupola on 314 Flanders Road

Part Two: Install a small cell wireless telecommunications antenna within the cupola.

Seconded by Mr. Dwyer.

Motion Passed 6-0.

2. REQUEST OF KYLE HAUBERT, PE OF CLA ENGINEERS, LLC FOR NORWICH ORTHOPEDIC GROUP, PC FOR A SITE PLAN REVIEW FOR CONSTRUCTION OF A MEDICAL OFFICE COMPLEX AND ASSOCIATED PARKING LOT AT PROPERTY LOCATED AT 11 INDUSTRIAL PARK ROAD, EAST LYME ASSESSOR'S MAP 26.1, LOT 3

Mr. McPherson read a memo from Mr. Mulholland.

Mr. McPherson read a memo from Joe Smith, Building Official.

Kyle Haubert, of CLA Engineers, 317 Main Street, Norwich presented the request on behalf of Norwich Orthopedic Group.

Mr. Haubert stated that they are proposing a 30,477 square foot office building at 11 Industrial Park Road. It is a light industrial zone. They are proposing 135 parking spaces, and the requirement is 122. Norwich Orthopedic Group will occupy half of the building. Almost the whole perimeter of the building has ADA spaces, and there will be patient drop off in the front. There will be rain gardens around the building. The surface water will drain to a basin at the lowest spot on the site. They will use silt fence, hay bales, and anti-tracking pads. They provided a pollution prevention plan. They are requesting a waiver of the frontage sidewalk. The crossing at the nearby bridge over the river is very narrow, based on safety they are asking for the waiver. If the bridge is rebuilt or pedestrian access is built on the bridge they then would build a sidewalk.

Bill Chapman, of BBL Medical Facilities or 302 Washington Avenue Extension, Albany, New York is the architect on the project. They will use manufactured stone at the base, and above that will be brick.

Mr. McPherson asked how far they are from the highway.

Mr. Haubert stated they are approximately 20 feet from the right of way.

Mr. Donovan asked about fire protection.

Mr. Chapman stated they would use a sprinkler system.

Mr. McPherson asked about the placement of the generator.

Mr. Haubert stated it has been relocated and will be screened with evergreen.

Mr. Peck stated he would like to see 2 Norway Spruce added to the plantings.

Chairman Walker stated it is located in the aquifer protection area.

Mr. Haubert stated all water will be treated in the retention basin. They are providing water quality measures. They also use a contractor for disposal of waste.

Mr. Donovan stated they should only use regular salt for plowing, they can't use chemicals.

Mr. Dwyer stated this is not an area that people walk around.

Mr. Donovan stated they are willing to add a sidewalk if they do rebuild the bridge or make a pedestrian walkway on the bridge.

Mr. Dwyer asked if there was just one entrance and exit for parking lot.

Mr. Haubert stated yes.

Chairman Walker stated it is a great looking building and an excellent addition to the Town.

Mr. Dwyer asked about their signs.

Mr. Chapman stated they have discussed signs with Mr. Mulholland. They have discussed a monument sign at the driveway.

Motion (2) Mr. Peck moved to approve the request of Kyle Haubert, PE of CLA Engineers, LLC for Norwich Orthopedic Group, PC for a Site Plan Review for construction of a Medical Office Complex and associated parking lot at property located at 11 Industrial Park Road, East Lyme Assessor's Map 26.1, Lot 3. With the following conditions:

- 1. Sidewalk waiver approved;**
- 2. Two Additional Norway Spruce between the building and I-95.**

Seconded by Mr. McPherson.

Motion Passed 6-0.

3. APPROVAL OF MINUTES OF REGULAR MEETING OF FEBRUARY 19, 2015
4. APPROVAL OF MINUTES OF REGULAR MEETING OF MARCH 17, 2015

Motion (3) Mr. McPherson moved to approve the Regular Meeting Minutes of February 19, 2015 and the Regular Meeting Minutes of March 17, 2015.

Seconded by Mr. Dwyer.

Motion Passed 5-0-1 (Mr. Singer Abstained)

OLD BUSINESS

1. SUB-COMMITTEE MIXED USE IN CB ZONE

They did not meet.

NEW BUSINESS

1. APPLICATION OF THE EAST LYME PARKS & RECREATION DEPARTMENT FOR PLACEMENT OF A 32' X 32' GAZEBO AT BRIDE BROOK PARK, NIAN TIC

There will be a public hearing on this item on April 16, 2015.

2. APPLICATION OF DAVID MCILHENNEY FOR DAVID MCILHENNEY FITNESS STUDIO FOR A SPECIAL PERMIT FOR INDOOR RECREATION (PERSONAL TRAINING FACILITY) AT 323 FLANDERS ROAD, EAST LYME

There will be a public hearing on this Item on May 7, 2015.

3. APPLICATION OF STEVE CARPENTERI FOR NIAN TIC BAY INN, INC, (AKA LYME TAVERN) FOR RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT 229 W MAIN STREET, NIAN TIC

There will be a public hearing on this Item on April 16, 2015.

4. APPLICATION OF HARRY AND TRIFONAS LOGINIDIS DBA FAMILY PIZZA FOR A RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINIGN AT PROPERTY IDENTIFIED IN THE APPLICATION AS 233 MAIN STREET, NIAN TIC

There will be a public hearing on this Item on April 16, 2015.

5. APPLICATION OF TEDDY IGNATIADIS FOR MAIN STREET GRILLE, RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT 252 MAIN STREET, NIAN TIC

There will be a public hearing on this Item on April 16, 2015.

6. APPLICATION OF KOSTAS ANASTASIOU, FOR RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT 26 W MAIN STREET, NIAN TIC

There will be a public hearing on this Item on April 16, 2015.

7. ANY BUSINESS ON THE FLOOR, IF ANY BY THE MAJORITY VOTE OF THE COMMISSION

Mr. Dwyer asked about making it mandatory that gas stations have generators.

Chairman Walker stated he can ask Mr. Mulholland and the Town Attorney.

8. ZONING OFFICIAL

Mr. Mulholland was not present.

9. COMMENTS FROM EX-OFFICIO

Ms. Cheeseman stated the Board of Selectmen had a presentation from New England Forestry Foundation on a potential open space purchase, there was no action. There was an appropriation for 2 LED TV Monitors for the Emergency Operations Center. Joe Smith proposed an ordinance for building and demolition fees. There was an appropriation for Star Computers, and they appointed the new Zoning Commission Alternate, Mr. Singer.

10. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION

There was no report.

11. COMMENTS FROM CHAIRMAN

Chairman Walker welcomed Mr. Singer to the Commission.

12. ADJOURNMENT

Motion (4) Mr. McPherson moved to adjourn the meeting at 8:25 p.m.

Seconded by Mr. Donovan.

Motion Passed 6-0.

Respectfully Submitted,

**Karen Miller Galbo
Recording Secretary**