

TOWN OF EAST LYME
ZONING COMMISSION
SEPTEMBER 17, 2015
REGULAR MEETING MINUTES

Members Present:

Matthew Walker, Chairman
Terence Donovan
William Dwyer
George McPherson
Shawn Singer, Alternate (Sat for Regular Meeting)
James Liska, Alternate (Sat for Regular Meeting)

Members Absent:

Norm Peck
Matthew Kane
Peter Lukas, Alternate

Also Present:

Bill Mulholland, Zoning Officer
Holly Cheeseman, Ex-Officio
Mark Nickerson, First Selectman
Rita Franco-Palazzo, Planning Representative

FILED IN EAST LYME
CONNECTICUT
Sept 22 2015 AT 8:25 AM PM
Rita Franco-Palazzo
EAST LYME TOWN CLERK

1. APPLICATION OF THEODORE A. HARRIS FOR A PROPOSED REGULATION CHANGE FOR A PROPOSED BREW PUB REGULATION (LI ZONE)

This item was continued.

2. GATEWAY PRE-APPLICATION REVIEW

Chairman Walker stated this is not a Public Hearing. Only the Zoning Commission and Staff can ask questions during the presentation.

Attorney Theodore Harris stated this is a pre-application review to update the Zoning Commission on where they are and where they are going. This is non-binding and strictly a conversation. He introduced Dave Yetten of KGI Properties, Newton Brainard of Simon Konover, and Brad Parsons of BL Company.

Attorney Harris stated the Gateway Development District was adopted in 2001. The Zoning Commission eventually approved construction of 10 buildings and a clubhouse for a total of 280 units. Construction began in 2013. All buildings except the clubhouse are up, half of the units are already leased, and seven of the buildings have CO's. They have improved East Society Road; they have added water and sewer to the site with two pump stations.

Chairman Walker asked if they did a lot of blasting.

Mr. Yetten stated there was a lot of blasting, and they reclaimed everything on site.

Attorney Harris stated Costco signed a lease this past spring. They are working on a design, and they hope to be open by 2017. We will come to the Zoning Commission soon for the access road to get access to that site.

Mr. Mulholland stated he attended a meeting with DOT; the consensus was that they liked the original boulevard plan. He asked for something in writing from DOT.

Mr. Yetten stated he may have that tomorrow, he will get it to Mr. Mulholland.

Attorney Harris stated DOT sees this as a major economic improvement, they are firmly behind this. Originally DOT intended to just replace the deck over Exit 74, now they have committed to completely redoing the overpass, with six lanes on Flanders Road and a bike path. They want the entrance to Gateway at the original location.

Mr. Parsons stated they are looking at the interchange as a whole.

Mr. Yetten stated the State will be looking for bids in 2016.

Attorney Harris stated they want Costco open, they know that is the key to keeping this project rolling. DOT is on board.

Mr. Donovan asked if there are plans for supportive shops.

Attorney Harris stated that is the next phase, but they need an anchor.

Mr. Brainard stated they need to see Costco under construction before they will come.

Mr. Mulholland stated at the DOT meeting, they discussed the economic benefit to Southeastern Connecticut. Smaller businesses will get on board.

Mr. Liska stated he is happy to hear they want to make six lanes.

Attorney Harris stated that will make a world of difference.

Mr. Mulholland stated they also would put in bike lanes and sidewalks.

Chairman Walker asked what Costco's timeline is.

Attorney Harris stated the architect has been in to see Mr. Mulholland. They hope to start construction in late 2016. They are under an obligation to pursue with due diligence.

3. APPROVAL OF MINUTES OF SEPTEMBER 3, 2015

Motion (1) Mr. Liska moved to approve the Public Hearing and Regular Meeting Minutes as presented.

Seconded by Mr. McPherson.

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

Mr. McPherson asked about allowing a brew pub in the Gateway District.

Mr. Mulholland stated restaurants are already allowed. He would want to wait to hear the developer request that.

2. ZONING OFFICIAL

Mr. Mulholland stated the groundbreaking took place for Norwich Orthopedic Group. They hope to open by spring. The building downtown is moving along. The deli in the Heritage building should be open in about 30 days. The restaurant on Boston Post is making progress.

Mr. Donovan asked if he went to the Stones Ranch meeting.

Mr. Mulholland stated he did, they discussed priorities.

3. COMMENTS FROM EX-OFFICIO

Ms. Cheeseman stated they had a Special Town Meeting, the dugout project; recreation trails, 911 phone system, and Harbor Master boat were approved. The Board of Selectmen also had a Regular Meeting, they approved the electronic sign, a petition had been submitted with regard to the sign. They appointed Bill Willetts to review the land record indices. They approved a temporary easement for the bridge work on Route 1. There is ongoing discussion regarding the maintenance of the Samuel Smith House.

4. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION

Mr. Lukas is not present to comment.

5. COMMENTS FROM CHAIRMAN

Chairman Walker stated this was an informative meeting, and it is exciting to see the progress.

6. ADJOURNMENT

Motion (2) Mr. Liska moved to adjourn the meeting at 9:00 p.m.

Seconded by Mr. McPherson.

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**