

TOWN OF EAST LYME
ZONING COMMISSION
SEPTEMBER 3 2015
PUBLIC HEARING MINUTES

Members Present:

Matthew Walker, Chairman
William Dwyer
George McPherson
Terence Donovan
Norm Peck
Peter Lukas, Alternate
James Liska, Alternate (Sat for Public Hearing and Regular Meeting)

FILED IN EAST LYME
CONNECTICUT
Sept 8, 2015 AT 9:15 AM PM
Matthew Walker, Jr.
EAST LYME TOWN CLERK

Members Absent:

Matthew Kane
Shawn Singer, Alternate

Also Present:

Bill Mulholland, Zoning Officer
Holly Cheeseman, Ex-Officio
Joe Bragaw, Director of Public Works
Bill Scheer, Deputy Director of Public Works

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chairman Walker led the assembly in the Pledge of Allegiance.

Chairman Walker sat Mr. Liska as a regular member for the Public Hearing and Regular Meeting.

PUBLIC DELEGATIONS

There were no public delegations.

1. **APPLICATION OF THE TOWN OF EAST LYME FOR A SPECIAL PERMIT TO CONSTRUCT A NEW SALT SHED AND PUBLIC WORKS FUELING FACILITY AT THE CURRENT FIELD SERVICES BUILDING AT 6 & 8 CAPITOL DRIVE/11 COLTON ROAD, EAST LYME, CT**

Chairman Walker confirmed the legal advertisement ran on this item.

Mr. McPherson read a memo from Mr. Mulholland.

Mr. Scheer stated the last few winters have had excessive snow. They are proposing to build a dome style salt shed at 8 Capitol Drive; it will have a six foot concrete wall, with a wood dome. It will hold 3000 tons of salt, which is one year's worth. The current salt shed holds 1100 tons. They are also proposing to move the fueling facility to the Field Services Building. That would entail two 6000 gallon tanks, one gas and one diesel. The Fire Marshal has reviewed the plan, and is requiring secondary, primary, and tertiary containment. It will have a fuel monitoring system. He discussed the storm water plan. They are also proposing to have a berm on the eastern portion of the site with evergreens.

Mr. Mulholland asked if they can enhance the plantings along the street.

Mr. Scheer said they will work with Mr. Mulholland to do that.

Mr. Dwyer asked if the installation and inspections are done by the State.

Mr. Scheer stated there are many inspections, it is a manned building, and the cameras that will be on the fueling facility will go directly to dispatch. There is no fuel at that facility now.

Mr. Mulholland stated it is in the Light Industrial zone.

Mr. Peck asked what the advantage of the dome is versus a shed.

Mr. Scheer stated they have researched all styles, the round dome is most cost efficient. They opened the bid today at \$237,000. There will be a 5 inch asphalt pad; there will be no foundations or footings.

Chairman Walker asked how far the river is from this property.

Mr. Scheer stated approximately 800 to 1000 feet.

Mr. Bragaw stated the salt the Town uses is the most environmentally friendly.

Mr. Donovan asked about salt spillage.

Mr. Scheer stated there should be very little. DEEP requires no wells within 250 feet; everything in that area is city water. The loading area is blacktop.

Mr. Bragaw stated there will be ramp for the loading truck. That will avoid additional spillage.

Chairman Walker stated there is no aquifer in that area.

Mr. McPherson asked how the salt gets into the shed.

Mr. Bragaw stated it is dumped in the doorway and the loaders push it in.

Mr. Mulholland asked if there is going to be a coating for the surface of the interior.

Mr. Scheer stated they will seal the surface, it is salt resistant.

There was no public comment.

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

Seconded by Mr. Dwyer.

Motion Passed 6-0.

2. APPLICATION OF THE TOWN OF EAST LYME FOR A SPECIAL PERMIT TO REPLACE TWO EXISTING UNDERGROUND FUEL TANKS WITH ONE ABOVE GROUND DIESEL TANK WITH CANOPY AT 8 ROXBURY ROAD, EAST LYME, CT

Chairman Walker confirmed the legal advertisement ran on this item.

Mr. McPherson read a memo from Mr. Mulholland.

Mr. Bragaw stated the existing tanks are 28 years old. They are looking to bring the tanks to Capitol Drive, but that will create a hardship for the school buses. The buses cannot take children on the highway. The solution they have come up with is putting one 6000 gallon diesel tank in at 8 Roxbury Road. They are trying to get away from underground tanks. They took down a shed on the property, and it gives them a perfect location to put the fueling station. They are trying to clean up the site, and this will be an improvement. There will be a vegetative screen from the road. There will be no storm water issues; they are not changing any impervious surface.

Mr. Mulholland asked how often the buses fuel up per week.

Mr. Bragaw stated each bus fills up every other day. This way they can pull in and fill up on either side of the pump.

Mr. McPherson asked if two buses can fill up at one time.

Mr. Bragaw stated they are finalizing details on how the buses will be fueled. The Fire Department can also fill up there.

Mr. McPherson asked if this will have the triple safety feature like the other tanks.

Mr. Bragaw stated yes.

There was no public comment.

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

Seconded by Mr. McPherson.

Motion Passed 6-0.

3. APPLICATION OF TODD SAKOWSKI, FOR A SPECIAL PERMIT FOR A TAPROOM BREWERY AT 243 MAIN STREET, NIAHTIC, CT

Chairman Walker confirmed the legal advertisement ran on this item.

Mr. McPherson read a memo from Mr. Mulholland.

Mr. Sakowski stated he is applying for a taproom brewery. They will only produce 110 gallons at a time. The taproom itself is 1000 square feet, with seating for 60 people. They plan to initially be open 5:00 p.m. to 9:00 p.m. Wednesday through Friday, and 12:00 p.m. to 9:00 p.m. on Saturday. They will have mostly dinner hours. They are trying to work with restaurants in the area to have delivery.

Mr. Donovan asked about his expansion plans.

Mr. Sakowski stated they may expand later, but that would involve a separate building.

Mr. Donovan asked if he was going to be a bar.

Mr. Sakowski stated no, he will not have any hard liquor; there will be 19 seats at the bar.

Mr. Donovan stated he will have to follow State Liquor Laws.

Mr. Sakowski stated the license he would have would only allow the sale of beer and wine. The hours they are proposing are typical throughout the industry. Growlers can only be sold during liquor store hours.

Mr. Mulholland provided a copy of the State Liquor Control Regulations, so the Commission could understand what the State License allows.

Chairman Walker stated there is nothing like this in our town.

Mr. Sakowski stated it is a growing industry.

Mr. Mulholland asked about a patio out front.

Mr. Sakowski stated maybe in the future.

Mr. McPherson asked if the brewing area is viewable from the bar.

Mr. Sakowski stated the laws say that the wall cannot be jumpable.

Mr. Donovan asked if they would have cider.

Mr. Sakowski stated they are only producing beer; they may bring in cider in the fall on guest taps. They also don't plan on TV's, it is a gathering place, and they encourage conversation.

Mr. Dwyer asked where the dumpsters will be.

Mr. Sakowski stated they are not sure at this time.

Mr. Dwyer stated that will be up to Mr. Mulholland later.

Mr. Mulholland stated we have to find a home for the dumpster.

There was no public comment.

Motion (3) Mr. McPherson moved to close the Public Hearing.

Seconded by Mr. Donovan.

Motion Passed 6-0.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Karen Miller Galbo".

**Karen Miller Galbo
Recording Secretary**