

Plan of Conservation and Development Steering Committee  
Special Meeting Minutes of May 18, 2009

Present: Bob Bulmer, Chairman  
Gary Goeschel, Planning Director  
Bill Mulholland, Zoning Enforcement Officer  
David Zoller  
Norm Peck  
Mark Christensen

Also Present: Peter Miniutti  
Joe Bivona  
Cynthia Angelillo  
Jane Dauphinais  
Charles Ambulous  
Drew Kenny  
Cheryl Lozanov

FILED IN EAST LYME  
May 20, 2009 AT 1:30 P M  
L. Blais  
EAST LYME TOWN CLERK

Chairman Bulmer called the Plan of Conservation and Development Steering Committee Meeting of May 18, 2009 to order at 7:02 p.m.

MOTION: Gary Goeschel moved to go to item B of this evening's agenda prior to item A. Seconded by Bill Mulholland. (6-0) Unanimous.

Peter Miniutti-UCONN, Discussion of Mapping and Potential Location for Mixed Land. Cynthia Angelillo showed aerial maps of land that could be developed and had not been developed. At the May 12 Public Workshop everyone expressed an interest in conservation development.

It was noted that in cluster developments you cluster the development into one area and get larger tracts of open space.

Mr. Bulmer asked if all colors correspondence with each of the maps. It was noted on the maps where each type of development was recommended by the participants. Red- represented commercial, green- open space, purple- multi-family, yellow- affordable housing and blue- non developed land. Ms. Angelillo reported the dark grey area is fully developed, the green is DEP owned and the pink is the sewer boundary. The DEP owned land is protected by an environmental agency.

Mr. Christensen asked if multi-family included age restricted housing? Mr. Mulholland replied it is by Zoning.

Mr. Christensen did not feel commercial development would work on roads that wind, e.g. the Grassy Hill area.

Mr. Zoller felt multi-family should be supported by commercial development. Possibly by a convenience store or gas station.

Mr. Peck did not feel there should be commercial development in the Grassy Hill area.

Mr. Goeschel felt consideration should be given to the possibility of Rt. 11 being built. Mr. Mulholland felt everyone supports protecting the rural character of the Town but agreed that Rt. 11 needs to be considered.

Mr. Goeschel stated existing agricultural uses be considered as viable economic activities.

Mr. Bivona asked where the Steering Committee thinks mixed use development should happen? Mr. Mulholland stated traffic is needed to sustain commercial development.

Mr. Christensen felt the trend seems to be getting bigger development and stores. Mr. Goeschel stated before we consider any commercial development in the north end of Town, he would like to see the existing commercial areas in the south end of Town redeveloped.

Mr. Miniutti felt farming is a commercial activity. Mr. Goeschel felt there should be farming in the north end of Town.

Mr. Christensen stated the right to farm lets the townspeople know we want to keep existing farms here. Most of the farms in the north end of town remain within their families. Mr. Mulholland added farms are grandfathered and a permitted use. Mr. Zoller felt if a farm is sold to a developer, we lose agricultural land and questioned whether we could have a zone change for all farm land to be used only as farm land unless a special permit is granted. Mr. Goeschel asked what would it do to the land value? Mr. Zoller felt it would protect against developers buying out farmers. Mr. Miniutti asked how much does it cost for a building lot in East Lyme? Mr. Mulholland replied \$260,000 per acre. Mr. Miniutti stated he would be surprised if the northern part of Town could be rezoned to not allow any land use except farming. Ms. Dauphinais stated with farm land preservation you may be paid to farm.

Mr. Peck felt on Society Road at Exit 73 there was a piece of property that could be used for mixed use. Mr. Mulholland reported if Gateway is built they are required to build a service road at Exit 73 and 74.

Mr. Goeschel stated that the policy of the Town, as he understood it, was the Town would extend water and sewer for commercial development and not for solely residential development. Mr. Zoller added we are close to capacity. Mr. Mulholland added the Town is working on regionalizing water. Sewer is limited by capacity.

Ms. Dauphinais suggested considering affordable housing and mixed use on Town owned land, off of Industrial Park Road and Society Road, with access to the highway, walking distance to commercial areas and public transportation, in the area of the Community Center, library and school. Mr. Kenny felt the Town needs infill development to make it more dense and efficient. Mr. Christensen felt it needs to be in the sewerred areas and walkable communities. Mr. Mulholland reported this area is now light industrial. Small businesses are going into light industrial zones. He felt this is a good location for affordable housing, but it also needs light industrial. He referred to Liberty Way, which has affordable housing. Mr. Dauphinais felt light industrial can be retained and affordable housing can be added. Mr. Miniutti felt there is support for affordable housing in that area, but there may be limitations.

Mr. Mulholland reported many individuals want to move to a village setting. Niantic may be redeveloped as residential. He suggested balancing residential and commercial for this area. Mr. Bulmer felt on Main Street infilling may expand its commercial base.

Mr. Bulmer suggested housing on Grand Street. Mr. Peck felt the 1920 housing in that area are the gems of the village. He felt this area should remain residential.

Mr. Zoller felt there is much land on West Main Street on both sides of the road.

Mr. Goeschel felt there was a general consensus to redevelop downtown Niantic and that along Rt. 156 vacant parcels should be infilled and that mixed uses should be allowed in commercial areas.

Mr. Peck stated the industrial park on Colton Road is sewerred. There are commercial parcels adjacent to I-95. Mr. Miniutti asked if there was a general consensus to have some type of commercial in this area? Mr. Mulholland suggested considering I-95 a green corridor. He felt it was worthwhile to keep it soft and green. Mr. Christensen felt this was a good idea.

Mr. Bulmer suggested Exit 73. Ms. Lozanov stated there are trails, wetlands and wildlife in that area. We need to bring in development to keep down taxes, but she felt it's important to consider conservation in the most economical and energy saving way. Mr. Goeschel suggested that UCONN explore the possibility of a green corridor. Mr. Bulmer agreed with a green corridor and mixed use.

Mr. Mulholland felt if Rt. 11 goes through there may be an additional tax base from commercial. Ms. Dauphinais stated according to DOT, I-95 would be moved north. Cars would exit on 395 on the right rather than left. Mr. Christensen felt open space was needed there. Ms. Dauphinais added it would take three years for design and engineering for Rt. 11. After financing is in place, permits would be needed.

Ms. Lozanov stated exit 73 is supposed to be revamped. They are discussing northbound bringing the exit to Society Road.

Chairman Bulmer stated the next Plan of Conservation and Development Steering Committee Meeting will be held on June 15.

Mr. Goeschel reported the Planning Commission plans to amend Chapters 1, 2 and 4 by the end of the year. They will have a Public Hearing on each chapter. Mr. Zoller suggested asking Water & Sewer Commission for their input.

Mr. Miniutti asked Committee members if they wish to incorporate EPA guidelines. There was a general consensus that they would.

Approval of Minutes from May 12, 2009 Public Workshop. Chairman Bulmer asked for additions, deletions or corrections to the May 12, 2009 Plan of Conservation and Development Steering Committee Public Workshop.

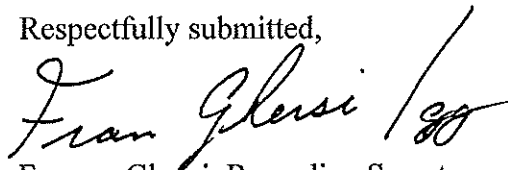
The following correction was noted: On page 2, the first sentence in the seventh paragraph to be revised as follows: "Jane Dauphinais distributed copies of a summary of the power point presentation, which she would like to see incorporated in the Plan of Development."

MOTION: Gary Goeschel moved to approve the May 12, 2009 Public Workshop Meeting Minutes, as amended. Seconded by David Zoller. Mr. Christensen and Mr. Peck abstained from voting. (4-0-2) Motion carried.

Adjournment.

MOTION: Bill Mulholland moved to adjourn the May 18, 2009, Plan of Conservation and Development Steering Committee Meeting at 8:45 p.m. Seconded by Mark Christensen. (6-0) Unanimous.

Respectfully submitted,



Frances Ghersi, Recording Secretary