

PLANNING AND ZONING COMMISSION
Special Meeting/Site Walk

The Lyme Planning & Zoning Commission held a special meeting/site walk on Wednesday, January 6, 2010 at 4:00 p.m. at the Reynolds Garage and Marine, 264 & 268 Hamburg Road, Lyme, CT, 06371

MEMBERS PRESENT: David Tiffany Chairman, Hunter Ward, Steve Mattson, Bob Winslow, Joan Rich, K.C. Mazer, Bernie Gigliotti ZEO and Patsy Turner Secretary.

Continuation of Public Hearing

An application for a special permit for the construction of enlarged and modified dock facilities on Hamburg Cove at the property of Reynolds Garage and Marine Inc., 264 Hamburg Road; Tax Map 27, Lot 23.

Present at the meeting were Gary Reynolds, Thomas Reynolds, Hayden Reynolds, and Kathryn Wayland.

Tiffany: The public hearing was continued on site at Reynolds Garage and Marine.

Gigliotti: A letter and list of the conditions which were put in place as the result of permits that were contained in letters and/or violations; the information documented were copied as they appeared in the original correspondences. The list is separated into sections which relate to different sections of the properties owned by Reynolds Garage and Marine; incorporated with the list are the items in compliance and/or unresolved issues.

Tiffany: The correspondence from the Planning and Zoning Commission should be sent to whom in the group of Reynolds; an issue as to who reads the information sent by the commission.

G. Reynolds: The property is owned by 1859 Associates (Hayden Reynolds, Tom Reynolds, and Kathryn Wayland); the properties are located in different zones which have different setbacks/regulations and the issues need to be addressed in the future to resolve the separate zoning/setback issues.

Gigliotti: There have been some modification made in the past and discussions (changing the zones with the growth of the businesses) have taken place without action.

(The following items were contained in a September 19, 2006 letter from the ZEO citing violations and non-conformities):

1. Remove all boats and automobiles from the 6 foot buffer strip along Hamburg Road. (This is an unresolved issue.)

T. Reynolds: A mason has been consulted to create a terraced area to allow room for two boats. The dilemma is determining the line to be measured from. The current boundary in front of the Dealership measures approximately 10 feet from the white line on Rt. 156; the goal was to mimic the boundary in front of the Marina.

Tiffany: The want is to conform to the regulations; the existing boundary in front of the Dealership was on the approved site plan. The regulations incorporated in the letter from

Gigliotti were read. The section of boundary in front of Reynolds Marine should be in compliance; a mutual acceptable spot to measure from to create the boundary.

G. Reynolds: The two properties exist as separate properties.

Tiffany: The goal for this site walk is to gather information for the public hearing.

Gigliotti: The words in the regulations state that the street line is the property line which determines the starting point for measurements; the as-built created by Dick Gates is the only document to view.

G. Reynolds: The street line varies as it goes through the town.

- 3. As a long term solution, investigate changing the lighting on lot 23 and 24 to be like the lighting planned for the new storage area on lot 46 and as a short term solution, consider placing the existing lights on a timer which will control the lights to be on only during business hours. Motion sensors which will turn the lights on as an anti theft measure is acceptable similar to what was approved for lot 46. (This is an unresolved issue.)**

T. Reynolds: Lights have been changed to shielded lights a few years ago by CL&P. The motion activated lights are needed for security cameras.

H. Hayden: The motion light is set at 20 minute intervals.

G. Reynolds: The complaint from the neighbors is that the motion light shines in their bedroom window.

K. Wayland: Employees deserve to have a lighted way to their cars when leaving work in the dark.

Tiffany questioned whether or not the changed lights are in compliance with the spirit of the commission, there is out flow of light from the property.

H. Reynolds: Our lighting consultant will be creating a plan for the lights on the property; the lot will be considerably brighter and more evenly lighted.

T. Reynolds: The new lights will not be on timers; customers view cars all hours of the day and there are security issues, even in Lyme.

Tiffany: The goal is to improve the situation with lighting. The regulations state the lights should be 12 feet in height.

T. Reynolds: The height of 12 feet requires more lights.

H Reynolds: The lighting is very technical and with new lights the lot will be look much brighter.

H. Reynolds: CL&P did replace lights on other dealerships in Connecticut; the current lights are shielded and are brighter than the old lights. The lighting consultant can create a schematic of the lot; which could be helpful to the commission.

Carlene Gerber: The lights would not be motion activated.

H. Reynolds: The new bulbs being used for motion lighting take a longer time to come up to speed than what is needed for security cameras.

K. Wayland: The video cameras are very important for our security.

(The following items were conditions of approval of the as built survey plan on lots 22, 23, and 24):

- 1. Vegetation screening for buffer on the North boundary. (This is an unresolved issue.)**

H. Reynolds: The property line is located at the flag pole and the tree which is marked.

T. Reynolds: Trees were planted along the boundary in response to a previous meeting.

Tiffany: Clearing was done on the property.

Gigliotti: The clearing was done when the parking lot was expanded.

C. Gerber: There were more plantings in the area before the parking lot was expanded.

Tiffany: The issue with plantings was to limit the snow removal from encroaching on the neighboring property.

C. Gerber: When the property was divided it was illegally placed near a swimming pool; the buffer issue is with the parking lot moving closer to the property line, there is an insufficient buffer.

Tiffany: The property line is on the backside of the trees line.

T. Reynolds: The snow is not being plowed up against the row of trees. The trees form a natural barrier.

Tiffany: The original concept was to compromise and not remove the extended parking area.

Mattson: Other option should not being discussed.

3. Bollards (curbs) in place to stop cars from encroaching on screening. (This is an unresolved issue.)

Mattson: The curbs were required to stop the snow being piled against the trees; the curbs are not installed properly.

T. Reynolds: The curbs could be staked into the ground, the snow will still be piled past the curbs.

Mattson: The history was that the snow was being pushed too far; the curbs were meant to solve the problem of the snow against the trees.

T. Reynolds: The trees are in good health and if the snow was being pushed against the tree line, there would be damage to the bottom limbs.

Mattson: The curbs should be made permanent.

K. Wayland: The screening in place is sufficient.

Gigliotti: If the screening was viewed, it would have been suggested it is sufficient.

C. Gerber: The buffer is excellent; the issue is with the motion activated light shining into our bedroom window, it should be an easy fix.

Tiffany: Lighting does travel farther than one would imagine.

(The following items were items contained in the October 9, 2007 letter regarding the August 2007 site visit and September 10, 2007 commission meeting):

1. The curbs are to be placed a minimum of five feet from the edge of the pavement along the entire length of the parking area along the North boundary. The space between the curbs must be sufficient to preclude passage of a vehicle between them. (This is an unresolved issue.)

Tiffany: A line five feet off the edge of the pavement for the curbs would solve the issue.

T. Reynolds: Placing a couple of stakes through the curbs will solve the problem.

G. Reynolds: The curbs are a tripping hazard for people viewing the vehicles in the lot.

C. Gerber: If the cars are parked away from the curbs the customers will be able to see them.

Tiffany: The curb issue will not be revisited by the commission after this is resolved.

2. In addition to the above, it was agreed that the screen plantings would extend part way beyond the existing line of trees toward the cove and in the hole in the tree line along the North boundary. It is expected that the plantings will be installed when weather conditions permit. The subject plantings will be revisited by the commission following the fall planting season. (This is an unresolved issue.)

Screening was address earlier in the site walk.

Tiffany: The specifics of the lighting fixtures on the new dock areas will be discussed during the public hearing.

T. Reynolds: The lighting will duplicate the type which exists; the lights will be on the back side of the posts.

Tiffany: The motion light can be viewed by the commission when the darkness sets in.

H. Reynolds: The light is aimed to allow ample lighting for the security cameras; the light is best positioned above the camera.

C. Gerber: The light is not an issue in the summertime; the light could be shielded to deflect the brightness.

The security camera system was viewed by the commission members; there are 9 cameras located on the property.

The motion light was viewed by the commission members.

Tiffany: The public hearing for Reynolds will be held open and the information gathered during the site walk will be discussed at the next meeting on January 11th. The special meeting/site walk was adjourned at 4:47 p.m.

Respectfully submitted,

Patsy Turner, Secretary

***See Attachment: The letter, RE: Listing of permit conditions and agreements relating to Reynolds Garage and Marine., written by Bernie Gigliotti, ZEO, on January 5, 2010 to Tom Reynolds.**