

PLANNING AND ZONING COMMISSION

Public Hearing/Regular Meeting

The Lyme Planning & Zoning Commission held a meeting on December 11, 2017 at 7:30 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT, 06371.

MEMBERS PRESENT: Kelvin Tyler, Acting-Chairman, Ross Byrne, Phyllis Ross, Ann Rich, Hunter Ward, Attorney Mike Carey, Bernie Gigliotti ZEO, and Patsy Turner Secretary.

Regular Meeting

Tyler called the meeting to order at 7:30p.m.

P. Ross entertained a motion to add a line item to the agenda to enter into executive session for discussion of the pending litigation with 115 Cove Road. R. Byrne seconded and the motion was carried by all members.

A motion was entertained to enter into executive session to discussion pending litigation 115 Cove Road. The motion was moved by P. Ross to enter into executive session to discussion pending litigation 115 Cove Road, R. Byrne seconded to motion, the motion was carried and the commission entered into executive session at 7:32 p.m.

Kelvin Tyler was recused from during the executive session portion of this meeting.

Executive Session

Discussion of settlement agreement on pending litigation Lyme v Gautam.

Return to Regular Meeting

Kelvin Tyler reentered the meeting as Acting-Chairman.

Tyler: The commission ended executive session and the regular meeting opened at 8:10 p.m.

Public Hearing

Richard Snarski, Ely Ferry Road Tax Map 15 Lot 12; an application for construction of a sod hut on Ely Meadow within the Gateway Conservation Zone.

Present at the meeting was Rich Snarski.

Photographs and posters of the area were presented to the commission members; the proposed sod hut will have two bump-out windows and will be located where the trailer is currently. The meadow area has been restored; the same plants which are visible in the photographs will grow atop the sod hut and camouflage the hut. The roof will have 8 to 10 inches of soil on top of the roof. The proposed hut will be 11' X 20', constructed with post and beam cedar. The sod hut will be utilized for equipment for work projects and field office while doing aquatic surveying. An Inland Wetlands permit has been received for this construction; the hut will be located outside of tidal wetlands area. There will not be running water or electricity in the hut; solar panels will be used with a car battery for lighting. A generator will be used to pump water during the planting times to keep the roof moist until the plants are established.

Gigliotti: Our regulations allow for this type of activity, the Gateway Commission has been contacted and there are no issues from them.

Tyler called for more questions or comments from the commission members, with there being none, the public hearing was closed and the regular meeting was opened at 8:24 p.m.

Regular Meeting

Richard Snarski, Ely Ferry Road Tax Map 15 Lot 12; an application for construction of a sod hut on Ely Meadow within the Gateway Conservation Zone.

P. Ross entertained and moved a motion to approve the application of Rich Snarski, Ely Ferry Road, for construction of a sod hut within the Gateway Conservation Zone. The motion was seconded by A. Rich and was passed unanimously.

Reynolds Garage and Marine, 272 Hamburg Road Tax Map 27 Lots 24 and 25; discussion of as-built conditions and approval of the as-built.

Present at the meeting were Tom Reynolds, Kathryn Wayland, Hayden Reynolds, and Attorney Fritz Gahagan.

Gahagan: The site has been walked by Dave Tiffany and Bernie Gigliotti. We are here at this meeting to finalize any outstanding issues with the construction of the site to acquire the Certificate of Occupancy. Three letters were handed to the commission for their viewing; one from the architect (Bruce Ronayne Hamilton), one from the structural engineering company (Summit Engineering), and one from civil engineer (Tom Metcalf, P.E., L.S.). The issues that differ from the original plan will be discussed.

The original plan and the as-built were compared by the commission members.

H. Reynolds: The medium was not installed because it would hinder traffic flow, but three planters were placed along to building for screening.

Gahagan: The second issue was the retaining walls; the proposed one retaining wall along the back side of the building was divided into two separate walls which will have plantings in between (River Birches).

Photographs were presented of the wall area.

Gahagan: The three issues were the proposed fence to screen the dumpster was not installed; the existing growth of the untouched natural screen works to hide the dumpster from view.

H. Reynolds: The dumpster is only 5 feet in height the fence would need to be 2 feet taller and wide enough for the garbage removal service to maneuver the dumpster to empty it.

Gigliotti: The dumpster was not noticed when on the site visit.

T. Reynolds: The dumpster is in the dark corner of the lot.

Gahagan: The fourth issue was with curbing not being installed; the drains were moved further into the parking lot so the need for the curbing was no longer.

Tyler: Would the curbing separate the pavement from the landscaped area?

H. Reynolds: The grass and the pavement are level.

Gahagan: If the commission desires the curbing to be installed, it will be done. Some of the light heights exceed the maximum; a computer program is being used to regulate the light intensity and the timing of the lighting.

H. Reynolds: Customers drop off cars for service after dark; so the lights are on at full brightness until 10 p.m. for safety issues. There is not light spillage on Route 156 with the new lighting.

Gahagan: The lighting can always be revisited.

H. Reynolds: The bases of the lighting are 7 feet tall and weigh 3300 pounds each. Most pavement plants will be closing soon because of winter temperatures.

Gigliotti: The light height is a zoning issue, not a site plan requirement; if the curbing is installed and the area is regraded the light height issue would be resolved. The width of the buffer to the street is not the accurate width. The Certificate of Occupancy needs to be signed for the Reynolds to secure the finance rates; the cubing should be installed by June 1, 2018.

Gahagan: The final issue is with the plantings on the back side of the building and if there is a need for more plantings to be added to the area.

H. Reynolds: There is a natural buffer along the cove.

T. Reynolds: The potential for the area being disturbed is there if we added more plantings; currently there is no erosion or issues with the soil.

H. Reynolds: The tree proposed to be planted near the transform was not planted.

Gahagan to Gigliotti: Are there any other issues that were viewed on the site visit?

Gigliotti: From the discussion with Mr. Metcalf it was decided that a few lights near the building are two tall will be but can be addressed with mulching.

Gahagan: The Reynolds are here tonight to get feedback and see if there are any other issues. So the screening of the refuge is reviewed as adequate, the lighting height will be addressed, and the other issues are site plan modifications.

Gigliotti: All issues are minor and require small modifications. Chairman David Tiffany did visit the site and was in agreement with my opinion, that the changes are slight.

Gahagan reiterated everything being discussed at this meeting.

P. Ross: There were 5 issues discussed; two of which were zoning requirements and three were site plan issues. (as-built site plan as presented; the site improvements/exceptions being: 1) The small landscape island north of the east building face garage entrance adjacent to the building was omitted, three landscape planters were added to the area. 2) The retaining walls, site grading and access from the upper parking area to the lower building area to the west were modified. 3) The fencing for the refuse storage area was not installed due to there being adequate natural screening in the area. 4) The curbing along the paved parking area will be installed by June 1, 2018 and correction to the pavement will adjust the lighting height of the already installed light poles and will correct the width of the buffer strip along Route 156. 5) The location of the utility transformer pad/CL&P Distribution Easement Area located at the north east corner will not have a tree planted in the area. 6) The area located along Hamburg Cove will not require planting at this time due to adequate natural buffer.)The motion was entertained and moved to approval of the modifications to the as-built as

presented and the granting of Certificate of Occupancy. The motion was seconded by Ward.

Tyler called for a vote and the motion was passed unanimously by all members present.

Gigliotti: When the building was surveyed at the completion of the project the height of the building was 30 feet not 35 feet.

Old Business/A

New Business

Acceptance of the 2018 Planning and Zoning Commission's Meeting Schedule

Tyler entertained a motion to accept the 2018 Planning & Zoning Commission's Meeting Schedule as presented. The schedule was accepted unanimously.

APPROVAL OF OUTSTANDING MINUTES

A motion was entertained by Tyler to approve the minutes of the November 2017 Meeting.

Ward moved the motion and A. Rich seconded the approval; the minutes were passed.

Adjournment

The Planning and Zoning Commission meeting was adjourned at 9:05 p.m.
Respectfully submitted,

Patsy Turner, Secretary