

**EAST LYME PLANNING COMMISSION
WORKSHOP MEETING
Tuesday, SEPTEMBER 15th, 2009
MINUTES**

PRESENT: Francine Schwartz, Acting Chairman, Mike Bowers, Chris Sandford,
Alvin Sher, Alternate

ALSO PRESENT: Gary Goeschel, Planning Director
Paul Formica, First Selectman
Mike Giannattasio, Public Works Director

ABSENT: Lisa Picarazzi, Chairman, Paul Dagle, Tom Perron, George
McPherson, Alternate, Drew Kenny, Alternate

Call to Order

Acting Chairman Schwartz called this Workshop Meeting of the Planning Commission to order at 7:01 PM and seated Alvin Sher, Alternate at the table this evening.

Pledge of Allegiance

The Pledge was observed.

I. Municipal Improvement Referrals (CGS 8-24)

- **Department of Public Works and Parks and Recreation referral of the proposal for the purchase of land at 8 Capitol Drive, 6 Capitol Drive and 11 Colton Road and the reuse of certain buildings located thereon for storage and maintenance of Town Vehicles, and the construction of surface parking lots thereon**

Mr. Formica introduced this proposal and explained that it involves the Colton Road and Capitol Drive property and that this opportunity exists because they are in a market that allows for this and because of the Town's debt service standing which decreases next year. Even with the addition of this, there would still be a debt reduction. He added that they have been given an additional \$100,000 in the State budget and that this is important to them as well as the fact that the Town ended this past fiscal year in good standing. The request for \$2.9M would allow them to purchase the building and land and retrofit the building. He asked Mr. Giannattasio to give them some further information.

Mr. Giannattasio explained that they had contacted Weston & Sampson Engineers to look into this building and that they had sent Jeff Alberti who has been doing this type of work for the past 17 years and who has done some 50 Department of Public Works buildings across the Northeast. He put together the PowerPoint presentation that they will see this evening.

Mr. Giannattasio said that what they are looking to do with this building is something that has been looked at and designed for many other Towns as land and buildings have become more available in this economic climate. He went through the PowerPoint presentation outlining what typical DPW facilities and responsibilities are and what the needs would be for this Town which came out with the need for approximately 43,000 to 49,000 sq. ft. of space. He noted that with some modifications that the Capital Drive building would come in at 40,000+ sq. ft. with a projected cost for fit-out of the building at approximately \$1.5M. He noted that to build the same facility new that it would cost roughly \$6.6M and that this building seems to be in great shape and would protect the Town's multi-million dollar fleet and equipment investment. By comparison, the existing building on Roxbury Road is 8,000 sq. ft. and they

have plans to double it to 16,000 sq. ft. by adding another 8,000 sq. ft. of mezzanine and storage area. This would cost them about \$4M versus the \$2.9M here.

Mr. Sandford asked about the environmental aspect regarding the exhaust of the trucks running inside of a closed building in the winter months.

Mr. Giannattasio said that they would have a ventilation system that would exchange the air and would be on a trigger basis so that it automatically went on.

Mr. Sher asked about thoughts they might have for the empty parcels.

Mr. Giannattasio said that they have thought of a number of uses for it, including storage of the school buses.

****MOTION (1)**

Mr. Bowers moved that the Planning Commission pursuant to Section 8-24 of the General Statutes, having reviewed the proposal for the acquisition of land in the Town of East Lyme, hereby approves the aforesaid proposal.

Mr. Sandford seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

II. Plan of Conservation and Development

◆ **Plan of Conservation and Development (POCD) Update Status and Project Timeline**

◆ **Proposed draft language prepared by the POCD Steering Committee**

i. Parks and Recreation

Mr. Goeschel said that he thought that this was ready to be included in the update.

ii. Economic Development

Mr. Goeschel said that he thought that this too, might be ready to be included in the update.

iii. Emergency Services

Mr. Goeschel said that he thought that this also, was ready to be included in the update with further revision to occur next year.

iv. Other Sections or Related Issues/Concerns as Time & Discussion Dictates

No discussion.

ADJOURNMENT

****MOTION (2)**

Mr. Bowers moved to adjourn this Workshop Meeting of the East Lyme Planning Commission at 8:48 PM.

Mr. Sandford seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary