

TOWN OF EAST LYME
ZONING COMMISSION
JANUARY 16, 2014
REGULAR MEETING MINUTES

Members Present:

Marc Salerno, Chairman
Matthew Walker
Terence Donovan
Norm Peck
George McPherson
William Dwyer, Alternate (Sat for Regular Meeting)
Peter Lukas, Alternate (Did Not Sit)

FILED IN EAST LYME
CONNECTICUT
Jan 16 2014 AT 8:35 AM PM
Terence Donovan, etc
EAST LYME TOWN CLERK

Also Present:

Bill Mulholland, Zoning Officer

Members Absent:

James Liska, Alternate

1. Application of Cynthia Stevens, to amend the East Lyme Zoning Regulations Section 1.45a, Section 9.2.8, and Section 25.5 regarding pet daycare and boarding facilities

This item was continued.

2. Application of the Town of East Lyme, for a Coastal Area Management Site Plan Review for creation of a lay down area for construction equipment and materials and a proposed 12' wide construction access way at McCook's, and the reconstruction of approximately 2800' feet of Niantic Boardwalk; aka Boardwalk Reconstruction Project.

Mr. Walker read a letter from Mr. Mulholland.

Victor Benni, Town Engineer presented Exhibit A: Aerial View of Site.

Victor Benni represented the applicant. They are applying to make improvements to the Boardwalk and build an access way through McCook's. The access will be from Columbus Avenue through McCooks to the Boardwalk improvement area. The work will be adjacent to the Shoreline and coastal hazard areas, near shore waters and beaches and dune areas. The relocating the Boardwalk will include relocating stone, driving steel piles, and building a new walkway. The new design will be 2.5 feet higher than the original boardwalk.

Mr. Benni presented Exhibit B: Comparative Cross Section

The steel sheet pile will be put in and there will be a concrete cap over the concrete walkway. It will be 11 feet wide. There will be a chain link fence between the boardwalk and the train track. The steel sheet piles will be 30 feet long.

Mr. Benni presented Exhibit C: Typical Cross Section Sheet 1 of 5

The steel sheet pile and the concrete will take wave forces.

Bill Scheer, the Assistant Director of Public Works stated this is designed to meet 100 year storm standards, this will also provide better handicap access.

Mr. Benni stated the access from McCooks will remain in place after the construction is done. The continued path from under the tracks at Hole in the Wall to McCooks will be a better use. There is American Beach Grass that will be replanted after construction is done. They did have a soil scientist look at this and he instructed them on what should be done. The work will be from this March to December. The Hole in the Wall Beach will remain open, and will be gated with a Town Employee leading people across when they are working on the Hole in the Wall end; they are hoping to keep it open throughout the season. All work will be done from the shore. The sheet piles will be the barrier between the work and the water, they will not need any back fill, the builders will utilize a system for removing and stockpiling what we need, on the front side of the sheet piles they will put stone in the holes and cover them with sand.

Mr. Scheer stated the only thing removed will be construction and demolition garbage left over. There is a provision in the contract that the contractor will relinquish the area during Celebrate East Lyme and give the town full access.

Motion (1) Mr. McPherson moved to approve the application of the Town of East Lyme, for a Coastal Area Management Site Plan Review for creation of a lay down are for construction equipment and materials and a proposed 12' wide construction access way at McCook's, and the reconstruction of approximately 2800' feet of Niantic Boardwalk; aka Boardwalk Reconstruction Project.

REASONS:

1. **Application is consistent with all applicable goals and conditions of the CAM Act.**
2. **Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.**

Seconded by Mr. Dwyer.

Motion Passed 6-0.

This item will be published on Thursday, January 23rd and be effective Friday, January 24th.

3. **Application of Keith Neilson, Docko, Inc., Agent for a Coastal Area Management Site Plan Review for shoreline protection improvements at 279 Old Black Point Road, Niantic, Connecticut.**

Mr. Walker read a letter from Mr. Mulholland.

Keith Neilson presented the application. This property is in the southeast corner of Old Black Point. It does have large stone in front of it. The smaller stone has dislodged and scattered. He has recommended 7 to 8 ton stones, the work will be landward of the CT Coastal Jurisdiction line, DEEP and the Army Corps of Engineers have issued permits. The work will be done from land, a truck will deposit

the stones from land, and an excavator will place them from land. The land will be re-turfed in spring when growing conditions are suitable. A lot of work will be done quickly when the ground freezes. If it doesn't freeze they will build a gravel drive. There are no tidal wetlands on site, it is stony shore front and the character of the beach will not change.

Motion (2) Mr. Donovan moved to approve the application of Keith B. Neilson, PE, of Docko Inc., for Coastal Area Management Review for shoreline protection improvements at property identified in the application as 279 Old Black Point Road, Niantic, CT.

REASONS:

1. Application is consistent with all applicable goals and conditions of the CAM Act.
2. Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.

Seconded by Mr. McPherson.

Motion Passed 6-0.

4. Approval of Minutes of December 5, 2013.

Motion (3) Mr. Peck moved to approve the Public Hearing and Regular Meeting Minutes of December 5, 2013.

Seconded by Mr. McPherson.

Motion Passed 5-0-1 (Mr. Donovan abstained)

OLD BUSINESS

1. Sign Subcommittee

This subcommittee will meet on February 6th at 6:30 p.m.

2. Outdoor Dining Bars Subcommittee

Mr. Donovan stated he will fine tune their recommendations; he has the notes from what was said by Commission members.

3. Zoning Regulations Review

This subcommittee will meet on the 30th at 7:00 p.m.

NEW BUSINESS

1. Application of William Heenan for Anmar, LLC for a Special Permit for Mixed Use at property identified in the application as 157 W. Main Street, Niantic, Connecticut.

Chairman Salerno asked Mr. Mulholland to schedule this for a Public Hearing.

2. Planning Commission Liaison Schedule for 2014

Mr. Mulholland will have Jen send this out to members.

3. Any business on the floor, if any by the majority vote of the Commission

There was no business on the floor.

4. Zoning Official

Gateway was in today, the residential part of the project is moving along.

5. Comments from Ex-Officio

Ms. Cheeseman was absent, but sent a note to Chairman Salerno. The Board of Selectmen met and they had a presentation on regionalizing emergency dispatch. It is just a proposal at this stage. They made an appointment to the Inland Wetlands Agency.

6. Comments from zoning board liaison to Planning Commission

The meeting was cancelled.

7. Comments from Chairman

Chairman Salerno stated he will be attending a regional housing meeting tomorrow, and any Commission members are welcome to come with him.

8. Adjournment

Motion (4) Mr. McPherson moved to adjourn the meeting at 9:35 p.m.

Seconded by Mr. Donovan.

Motion Passed 6-0.

Respectfully Submitted,



**Karen Miller Galbo
Recording Secretary**