

TOWN OF EAST LYME

ZONING COMMISSION

MARCH 6, 2014

REGULAR MEETING MINUTES

Members Present:

Matthew Walker, Acting Chairman

Terence Donovan

Norm Peck

George McPherson (Did Not Sit for Item 1)

William Dwyer, Alternate (Sat for Regular Meeting)

Peter Lukas, Alternate (Sat for Regular Meeting, with the exception of Items 2 and 3)

Members Absent:

Marc Salerno, Chairman

Matthew Kane

James Liska, Alternate

Also Present:

Bill Mulholland, Zoning Officer

Holly Cheeseman, Ex-Officio

FILED IN EAST LYME
CONNECTICUT
Mar 10 2014 AT 8:40 AM/PM
Matthew Walker, etc
EAST LYME TOWN CLERK

1. APPLICATION OF WILLIAM HEENAN FOR ANMAR, LLC FOR A SPECIAL PERMIT FOR MIXED USE DEVELOPMENT, AT PROPERTY IDENTIFIED IN THE APPLICATION AS 157 WEST MAIN STREET, NIAN TIC. EAST LYME ASSESSOR'S MAP 10.4, LOT 31

Mr. Peck stated he doesn't have a problem with the applicants suggestions for trees. It doesn't look like there is room for anything else. He is fine with a couple of maple trees, and this is a beautiful project.

Mr. Walker stated this next phase is like the first phase and it is a beautiful project. It is an asset to the Town. It also falls within the POCD. It is very pleasing to the eye.

Motion (1) Mr. Peck moved to approve the application of William Heenan for Anmar, LLC for a Special Permit for Mixed Use Development, at property identified in the application as 157 West Main Street, Niantic. East Lyme Assessor's Map 10.4, Lot 31 as presented with the corrections on building one as discussed replacing the broken down tree, and experimenting with the arborvitaes at the choice of the Zoning Official as a test for the rest of the project.

Seconded by Mr. Dwyer.

Motion Passed 5-0.

This will be published next Thursday, March 12th and become effective Friday March 13th.

Mr. McPherson sat for the remainder of the meeting.

Mr. Lukas recused himself for Item 2.

2. APPLICATION OF KEN ROBERTS, PRESIDENT, FOR ATTAWAN BEACH ASSOCIATION FOR A COASTAL AREA MANAGEMENT REVIEW FOR PROPERTY IDENTIFIED AS 29 AND 39 ATTAWAN AVENUE FOR THE RECONSTRUCTION OF A SEAWALL.

Mr. Donovan read a letter from Mr. Mulholland.

Ken Roberts of 2 Rockwell Street, Niantic presented the application. They are proposing to reconstruct a seawall that was damaged in Storm Sandy. The wall divides the Bay from Attawan Avenue. The wall toppled over, and the concrete blocks were thrown about. The town did reconstruct it for them soon after the storm. They are well above the elevation for needing a permit from DEEP. They would like to put them back just as they were and they want to reinforce them so the next storm doesn't undermine them. The contractor will coordinate the work with the Town. They blocks are similar to jersey barriers, without the bottom base. It is about 200 linear feet of wall.

Motion (2) Mr. Donovan moved to approve the application of Ken Roberts, President, for Attawan Beach Association for a Coastal Area Management Review for property identified as 29 and 39 Attawan Avenue for the reconstruction of a seawall.

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 5-0.

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3. APPROVAL OF MINUTES OF FEBRUARY 6, 2014 AND FEBRUARY 13, 2014.

Motion (3) Mr. Donovan moved to approve the Regular Meeting Minutes and Public Hearing Minutes of February 6, 2014.

Seconded by Mr. McPherson.

Motion Passed 5-0.

Motion (4) Mr. McPherson moved to approve the Special Meeting Minutes and Public Hearing Minutes of February 13, 2014.

Seconded by Mr. Donovan.

Motion Passed 4-0-1 (Mr. Walker abstained)

Mr. Lukas returned for the remainder of the meeting.

OLD BUSINESS

1. SIGN SUBCOMMITTEE

They will be meeting March 20th at 6:30 p.m.

Mr. Mulholland stated he is drafting some information on this. They have been working on the sign at the school.

2. OUTDOOR DINING BARS SUBCOMMITTEE

The proposal was emailed to everyone. Mr. Mulholland will bring hard copies to the next meeting.

3. ZONING REGULATIONS REVIEW

They will be meeting on March 13th.

NEW BUSINESS

1. APPLICATION OF JEAN PIERRE LESSARD FOR A COASTAL AREA MANAGEMENT REVIEW FOR PROPERTY IDENTIFIED AS 2 SHORE DRIVE, NIANTIC, FOR THE CONSTRUCTION OF A GARAGE.

Mr. Walker asked Mr. Mulholland to schedule this.

2. ANY BUSINESS ON THE FLOOR, IF ANY, BY THE MAJORITY VOTE OF THE COMMISSION

There was no business on the floor.

3. ZONING OFFICIAL

The office has been busy. Mr. Mulholland met with the owner of the local Dunkin Donuts, and he will be going into the new Henny Penny. They are also going to be putting in a patio in front of their downtown location.

4. COMMENTS FROM EX-OFFICIO

The Board of Selectmen met last week, they had a presentation on the Boardwalk. They voted to send the appropriation to the Board of Finance. The low bid was accepted from a local contractor. They hope to be finished by the end of the summer. The Amtrak revetment was damaged and they have not yet indicated if they will step up and repair that. There will be a Special Town Meeting on the 19th. They reviewed budgets and will be meeting on Monday for further review.

5. COMMENTS FROM BOARD LIAISON TO PLANNING COMMISSION

The meeting Mr. Dwyer was supposed to go to was cancelled. Mr. Dwyer asked how we would go about getting sidewalks on the side of the bridge on 156.

Mr. Mulholland suggested writing letter to the DOT.

Mr. Dwyer suggested the Chair write a letter.

Mr. Walker will discuss that with Mr. Salerno.

6. COMMENTS FROM CHAIRMAN

Mr. Walker had no comments.

7. ADJOURNMENT

Motion (5) Mr. Lukas moved to adjourn the meeting at 8:50 p.m.

Seconded by Mr. McPherson.

Motion Passed 6-0.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Karen Miller Galbo".

**Karen Miller Galbo
Recording Secretary**