

TOWN OF EAST LYME

ZONING COMMISSION

AUGUST 4, 2016

REGULAR MEETING MINUTES

Members Present:

William Dwyer
Terence Donovan
Norm Peck
John Manning
George McPherson
Peter Lukas (Sat for Public Hearing & Regular Meeting)
David McIlhenney (Did Not Sit)

Members Absent:

Matthew Walker, Chairman
James Liska, Alternate

Also Present:

Bill Mulholland, Zoning Officer

FILED

Aug 10 2016 AT 8:30 AM/PM
Caen Gulbo, etc
EAST LYME TOWN CLERK

1. CONTINUATION OF APPLICATION OF THE TOWN OF EAST LYME, FOR A SPECIAL PERMIT FOR A PROPOSED AMPHITHEATER AT PROPERTY IDENTIFIED IN THE APPLICATION AS MCCOOK POINT PARK, 8 ATLANTIC STREET, NIAN TIC

Motion (1) Mr. Donovan moved to approve the application of the Town of East Lyme for a Special Permit for a proposed amphitheater at property identified in the application as McCook Point Park, 8 Atlantic Street, Niantic. With the following exceptions 1) Request Waiver from this Requirement (Section 24.6E-3/Buffers) 2) Request parking be approved under Section 22.1.18 uses not specified to the existing on site number of 215 spaces; 3) Exemption during Celebrate East Lyme Hours to be extended to no later than 10:15 p.m.

Seconded by Mr. Manning.

Motion Passed 5-0-1 (Mr. Dwyer – Nay)

2. APPLICATION OF THE TOWN OF EAST LYME, FOR A COASTAL AREA MANAGEMENT REVIEW FOR A PROPOSED AMPHITHEATER AT PROPERTY IDENTIFIED IN THE APPLICATION AS MCCOOK POINT PARK, 8 ATLANTIC STREET, NIAN TIC.

Mr. Donovan read a memo from Mr. Mulholland.

Robert D. Pfanner stated there is beach and rocky shore front. It is well outside of the flood plain. It is not a water dependent use. It will be a short construction time. They will use construction fence, and silt fence on the downslope. It is a very flat area. There will be no impact on future erosion.

Motion (2) Mr. Donovan moved to approve the application of the Town of East Lyme, for a Coastal Area Management Review for a proposed amphitheater at property identified in the application as McCook Point Park, 8 Atlantic Street, Niantic.

Reasons:

- a) Application is consistent with all applicable goals and conditions of the CAM Act.
- b) 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.

- 3. APPLICATION OF J. ROBERT PFANNER & ASSOCIATES PC FOR AVIVA SISITSKY, OWNER, FOR A COASTAL AREA MANAGEMENT REVIEW FOR PROPOSED REPAIR OF DAMAGED SEAWALL LOCATED ABOVE THE COASTAL JURISDICTION LINE AT 54 EAST SHORE DRIVE, NIAN TIC, EAST LYME ASSESSOR'S MAP 05.15 LOT 95.

This has been rescheduled to September 1st.

- 4. APPROVAL OF MINUTES OF JULY 7, 2016.

This was tabled to the next meeting.

OLD BUSINESS

- 1. SUB-COMMITTEE – MIXED USE IN CB ZONE

There was nothing to report.

NEW BUSINESS

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

Mr. Dwyer stated he would like political signs to only be allowed for 30 days and not 90 days.

There was no objection to this discussion.

Mr. Donovan stated he would love to get rid of them totally.

Mr. Mulholland stated this may be best to do right after the election.

It was agreed to wait until after the election to discuss this.

2. ZONING OFFICIAL

Mr. Mulholland stated his office has been busy and steady.

3. COMMENTS FROM EX-OFFICIO

The buildings on Roxbury Road will be coming down soon.

4. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION

Mr. Peck stated they reviewed two zoning referrals. They had a hard time figuring out our intent. He suggested our referrals to them be more detailed.

5. COMMENTS FROM CHAIRMAN

There was no comment.

6. ADJOURNMENT

Motion (3) Mr. Donovan moved to adjourn at 9:10 p.m.

Seconded by Mr. Dwyer.

Motion Passed 6-0.

Respectfully Submitted,



**Karen Miller Galbo
Recording Secretary**

