

TOWN OF EAST LYME

ZONING COMMISSION

DECEMBER 1, 2016

MEETING MINUTES

MEMBERS PRESENT:

Matthew Walker, Chairman
Terence Donovan
George McPherson
William Dwyer
Norm Peck
James Liska, Alternate (Sat for Meeting)
Peter Lukas, Alternate
David McIlhenney, Alternate

MEMBERS ABSENT:

John Manning

ALSO PRESENT:

Bill Mulholland, Zoning Officer
Rita Franco-Palazzo, Planning Representative

CALL TO ORDER

Chairman Walker called the meeting to order at 7:34 p.m.

PLEDGE OF ALLEGIANCE

Chairman Walker led the assembly in the Pledge of Allegiance.

Chairman Walker sat Mr. Liska as a regular member for the meeting.

PUBLIC DELEGATIONS

There were no public delegations.

1. REQUEST OF KEITH B. NEILSON, P.E. OF DOCKO, INC., FOR MR. AND MRS. JOHN RANELLI, OWNER, FOR A COASTAL AREA MANAGEMENT REVIEW FOR THE RE-CONSTRUCTION OF A STONE GROIN, INCLUDING NEW REINFORCED, CAST CONCRETE FOOTING WITH GEOTEXTILE WRAPPED CRUSHED STONE BASE, AT 225 GIANTS NECK ROAD, NIAN TIC, CONNECTICUT, EAST LYME ASSESSOR'S MAP 4.10, LOT 7.

Mr. McPherson read a letter from DEEP.

Mr. McPherson read a letter from Mr. Mulholland.

FILED

Dec 7 2016 AT 8:00 AM/PM
Kathryn Gallo, ATZ
EAST LYME TOWN CLERK

Mr. Mulholland stated they have corresponded back and forth with DEEP on this.

Mr. Neilson presented the request. He stated the groin has been in existence since the 1950's. Their original submittal was later withdrawn. DEEP had suggested they rebuild it as stone with the existing size and dimensions. The structure to be rebuilt shows mortar and stone groin with the exact dimensions as the site plan. They intended in the re-submittal to rebuild the stone wall to follow up the property line as the old stone wall did. DEEP said they should terminate it at the planter. They are proposing to comply with DEEP and the historic groin configuration on site. They are not taking up any more of the beach. The groin is large responsible for the accumulation of sand on their property and the Association property. It serves a purpose. They are not pouring concrete footing, but they are proposing to have it built of mortared stone, they will be suitable stones and salt resistant mortar and the site will be returned to its existing condition at the end of the project. They will use sand bags and they will need to excavate and rebuild quickly.

Mr. Donovan stated they did away with the planter and the last 5 feet will be the same thickness as the rest of the groin.

Mr. Neilson stated this will have long term resistance to wear and tear and will be nice looking and functional.

Chairman Walker asked if the height will be the same.

Mr. Neilson stated it will be.

Mr. Mulholland stated they are rebuilding what is there with a slight modification. There have been some false starts with this project. He is very comfortable with what has been proposed.

Mr. Donovan asked if it is being expanded 2 feet.

Mr. Neilson stated it is more like 18 inches where the planter was.

Mr. Neilson presented the following Exhibit:

Exhibit 1: Coastal Site Plan, Stone Groin Reconstruction Revision date 11/1/2016

Motion (1) Mr. McPherson moved to approve the request of Keith B. Neilson, P.E. of Docko, Inc., for Mr. and Mrs. John Ranelli, Owner for a Coastal Area Management Review for the re-construction of and repair of the existing stone groin at 225 Giants Neck Road, Niantic, Connecticut, East Lyme Assessor's Map 4.10, Lot 7.

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.

2. ELECTION OF OFFICERS

Mr. Mulholland asked for nominations for Secretary.

Mr. Liska nominated Mr. McPherson for Secretary of the Zoning Commission.

Seconded by Mr. Dwyer.

Mr. Mulholland asked for other nominations three times. There were no other nominations.

Nomination Passed 6-0.

Mr. McPherson asked for nominations for Chairman.

Mr. Donovan nominated Matthew Walker as Chairman of the Zoning Commission.

Seconded by Mr. Dwyer.

Mr. McPherson asked for other nominations three times. There were no other nominations.

Nomination Passed 6-0.

3. 2017/2018 FY BUDGET

Mr. Mulholland stated the budget is essentially unchanged. The salaries are set by the Board of Finance. The consultant line item is as needed.

The members felt there was a date error on page 3 (11/22/2016).

Motion (2) Mr. McPherson moved to approve the Town of East Lyme Zoning Commission budget for 2017/2018 with a date revision on Page 3.

Seconded by Mr. Liska.

Motion Passed 6-0.

4. APPROVAL OF MINUTES OF NOVEMBER 17, 2016

Motion (3) Mr. McPherson moved to approve the November 17, 2016 Minutes as presented.

Seconded by Mr. Peck.

Motion Passed 6-0.

OLD BUSINESS

1. SUB-COMMITTEE MIXED USE IN CB ZONE

There was nothing to report.

2. RESIDENTIAL USES IN LI ZONE

Mr. Mulholland stated the sub-committee met, there is a memo attached to their materials. If the Commission is agreeable he can schedule it for a Public Hearing.

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

NEW BUSINESS

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

Mr. Peck asked to speak about a text amendment to the CB Zone.

He is proposing to add one family to the CB Zone. One family was pulled and there are a lot of one family homes in the CB Zones. When they want to expand they have difficulties. He doesn't see the harm in adding that back in.

Mr. Donovan asked if there has been a need.

Mr. Mulholland stated he doesn't remember why it was taken out. He can write something up and bring it back in January.

Mr. Donovan asked if it has been an issue.

Mr. Mulholland stated from time to time, but he doesn't think there have been any adverse issues. He stated he will come back with something in January.

Mr. Peck then asked to speak about signs. When a building is sideways to the street with an entry from the side parallel to the street it can be limiting and he would like to have it discussed. We can make it simple and specific to those types of businesses.

Mr. Mulholland suggested a small sub-committee.

Mr. Donovan stated he would like to help; every store should be able to have a sign.

Mr. Peck and Mr. Donovan were assigned to that sub-committee.

Mr. Mulholland stated he will write something up and contact them.

2. ZONING OFFICIAL

Mr. Mulholland stated Dollar General was in today, the dental office is under construction. He is expecting Gateway in the spring.

Mr. Dwyer asked if we can ask the town attorney if we can make generators mandatory for gas stations.

Mr. Mulholland stated he will ask.

Mr. Donovan asked if he had sent a letter to the school about their electronic sign.

Mr. Mulholland stated he will do that.

3. COMMENTS FROM EX-OFFICIO

The Ex-Officio was not present.

4. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION

There hasn't been a meeting since the last Zoning meeting.

5. COMMENTS FROM CHAIRMAN

Chairman Walker thanked everyone for a job well done this year and he wished everyone Happy Holidays.

Motion (4) Mr. McPherson moved to adjourn the meeting at 8:35 p.m.

Seconded by Mr. Donovan.

Motion Passed 6-0.

Respectfully Submitted,



**Karen Miller Galbo
Recording Secretary**