

TOWN OF EAST LYME

ZONING COMMISSION

AUGUST 3, 2017

REGULAR MEETING MINUTES

Members Present:

Matthew Walker, Chairman
William Dwyer
Terence Donovan
Norm Peck
George McPherson
Peter Lukas, Alternate (Sat For Meeting)
James Liska, Alternate (Did Not Sit)
David McIlhenney, Alternate (Did Not Sit)

Members Absent:

John Manning

Also Present:

Rita Franco-Palazzo, Planning Representative

Also Absent:

Bill Mulholland, Zoning Officer

FILED

Aug 8 2017 AT 9:15 AM/PM
Kara Galbo, Clerk
EAST LYME TOWN CLERK

CALL TO ORDER

Chairman Walker called the meeting to order at 7:31 p.m.

PLEDGE OF ALLEGIANCE

Chairman Walker led the assembly in the Pledge of Allegiance.

PUBLIC DELEGATIONS

There were no public delegations.

1. APPLICATION OF DAVID R. PROVENCHER, AGENT FOR COASTLINE CONSULTING AND DEVELOPMENT LLC, FOR GIANTS NECK IMPROVEMENT CLUB, INC., FOR A COASTAL AREA MANAGEMENT REVIEW FOR THE PLACEMENT OF SEALED STORAGE CONTAINERS AROUND THE PERIMETER OF LOWER NEHANTIC POND FOR THE PURPOSE OF STORING MATERIAL HYDRO-RAKED FROM LOWER NEHANTIC POND, TO BE TRANSPORTED TO AN OFF-SITE FACILITY.

Mr. McPherson read a memo from Mr. Mulholland.

Mr. McPherson read a letter from Gary Goeschel to Jim Beaulieu.

Chairman Walker stated the wetlands permit was approved.

Jeff Westermeyer of Coastline Consulting and Development LLC stated they are proposing to temporarily locate de-watering containers on the property. They will be transported off site, they are outside of any coastal resources, and they are separated by a retaining wall and the road. They have no issue complying with the wetlands permit. He stated the containers will only be on site when the work is being done, which will be from September 15th through December 15th. They hope to get it done in one season, but it will depend on the contractor and the weather.

Motion (1) Mr. McPherson moved to approve the application of David R. Provencher, Agent for Coastline Consulting and Development, LLC, for Giants Neck Improvement Club, Inc., for a Coastal Area Management Review for the placement of sealed storage containers around the perimeter of Lower Nehantic Pond for the purpose of storing material hydro-raked from Lower Nehantic Pond, to be transported to an off-site facility.

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. APPLICATION OF KEITH NEILSON, PE FOR DOCKO INC., FOR MR. AND MRS. BRICE CRAVEN, OWNERS, FOR A COASTAL AREA MANAGEMENT REVIEW FOR SHORELINE IMPROVEMENTS AT 46 EAST SHORE DRIVE, NIAN TIC, CONNECTICUT.

This item was postponed per a letter received from Mr. Neilson today.

3. APPLICATION OF KEITH NEILSON, PE FOR DOCKO, INC., FOR JONATHAN KORN AND MR. JONATHAN KORN AND MS. GRACE LO, OWNERS, FOR A COASTAL AREA MANAGEMENT REVIEW FOR SHORELINE PROTECTION IMPROVEMENTS AT 38 EAST SHORE DRIVE, NIAN TIC, CONNECTICUT.

This item was postponed per a letter received from Mr. Neilson today.

4. APPLICATION OF PETER J. SPRINGSTEEL, ARCHITECT, AND CHRISTOPHER LAFOND, OWNER, FOR A COASTAL AREA MANAGEMENT REVIEW FOR THE DEMOLITION OF AN EXISTING RESIDENTIAL STRUCTURE AND CONSTRUCTION OF A NEW TWO STORY, SINGLE FAMILY DWELLING, INCLUDING A TWO BAY GARAGE, AT 7 RIDGEWOOD ROAD, NIAN TIC, CONNECTICUT.

Mr. McPherson read a memo from Mr. Mulholland.

Mr. Springsteel stated this is now a non-conforming building as to setbacks. This project will make it conforming. It is partially within the flood zone, but the building will be outside of the 100 year flood zone. They are proposing to add additional footprint to the structure. Water will flow to rain gardens and pervious areas before getting to coastal resources. Presently there is an impervious paved driveway, which they are going to tear up and replace with a more pervious surface. Silt fence will circle the entire project. The house will not be flood compliant.

Motion (2) Mr. Donovan moved to approve the application of Peter J. Springsteel, Architect, and Christopher Lafond, Owner, for a Coastal Area Management Review for the demolition of an existing residential structure and construction of a new two story, single family dwelling, including a two bay garage, at 7 Ridgewood Road, Niantic, Connecticut.

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.

5. APPROVAL OF MINUTES OF JULY 13, 2017

Motion (3) Mr. McPherson moved to approve the Public Hearing and Regular Meeting Minutes of July 13, 2017.

Seconded by Mr. Dwyer.

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

OLD BUSINESS

1. SUB-COMMITTEE – MIXED USE IN CB ZONE

There was no report.

2. SUB-COMMITTEE – MAXIMUM ALLOWED SIGNAGE

There was no report.

3. SUB-COMMITTEE – SITE PLAN REQUIREMENTS/ARCHITECTURAL REGULATIONS

There was no report.

NEW BUSINESS

- 1. APPLICATION OF CONWAY, LONDREGAN, SHEEHAN & MONACO, PC, APPLICANT FOR JOHN DRABIK, OWNER, FOR A SPECIAL PERMIT FOR THE INSTALLATION OF A RADIO ANTENNA ON AN EXISTING 40' TOWER, ANTENNA TO REACH 120' IN HEIGHT, NO CHANGE TO EXISTING TOWER/LOCATION AT PROPERTY IDENTIFIED IN THE APPLICATION AS 18 DRABIK ROAD, EAST LYME ASSESSOR'S MAP 36.1, LOT 10**

Chairman Walker asked that this be scheduled for September 7th.

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

Mr. Dwyer stated he has heard complaints from some people who have neighbors with large campers. He asked if there is anything the town can do?

Chairman Walker stated he thinks Mr. Mulholland has had to deal with that before, he believes there is something in the Regulations. Those people with the complaints should contact Mr. Mulholland.

- 3. ZONING OFFICIAL**

Mr. Mulholland was not present.

- 4. COMMENTS FROM EX-OFFICIO**

The Ex-Officio was not present.

- 5. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION**

Mr. Peck attended the last Planning meeting. There was an application presented on a 25 unit residential subdivision. He discussed the CDD regulations. They took a lot of work to develop with many different people's input including the Planning Commission, Zoning Commission, Fire Marshal, Contractors, town attorneys, and private citizens. The purpose was to eliminate checkerboard developments. At the last Planning meeting several members of the Commission objected even though the Developer presented the application in accordance with those Regulations. He believes a presentation on the Regulation might be in order.

- 6. COMMENTS FROM CHAIRMAN**

Chairman Walker stated Mr. Dwyer will go the Planning meeting on September 5th in his place and Chairman Walker will attend the Planning meeting in November. Chairman Walker also stated that he will not be at the next meeting and Mr. Mulholland is aware of that.

ADJOURNMENT

MOTION (4) Mr. McPherson moved to adjourn the meeting at 8:15 p.m.

Seconded by Mr. Donovan.

Motion Passed 6-0.

Respectfully Submitted,

**Karen Miller Galbo
Recording Secretary**