

TOWN OF EAST LYME

ZONING COMMISSION

JULY 13, 2017

REGULAR MEETING MINUTES

Members Present:

Matthew Walker, Chairman
Terence Donovan
William Dwyer
John Manning
Norm Peck (Recused himself for Item 1)
George McPherson
James Liska, Alternate (Sat for Item 1)

FILED

July 18 20 17 AT 8:15 AM/PM
William Walker, ATC
EAST LYME TOWN CLERK

Members Absent:

Peter Lukas, Alternate
David McIlhenney, Alternate

Also Present:

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

1. APPLICATION OF THEODORE A. HARRIS, ESQ., FOR 283 BPR, LLC FOR A SPECIAL PERMIT FOR MIXED USE IN A CA ZONING DISTRICT FOR A COMMERCIAL SPACE WITH RESIDENTIAL APARTMENTS, AT 283 BOSTON POST ROAD, PATTAGANSETT DRIVE, AND 281 BOSTON POST ROAD (PARKING), EAST LYME, CONNECTICUT.

Mr. Peck recused himself for Item 1; Mr. Liska sat in his place.

Mr. Donovan stated he would like to see the sidewalks there.

Chairman Walker stated he thinks it's wise to give high consideration to sidewalks.

Mr. McPherson stated he is in favor of the sidewalk.

Mr. Dwyer stated he is also in favor of extending the sidewalks.

Mr. Manning agreed.

Mr. Dwyer stated he isn't happy about parking on both sides of the road.

Mr. Mulholland stated they own the road, legally it is on the same parcel; it is not a town road.

Mr. Donovan stated the builder is willing to work with the neighbors to make it work. They said they are willing to move the propane tank and will look into the postal and garbage issues.

Motion (1) Mr. Liska moved to approve the application of Theodore A. Harris, Esq., for 283 BPR, LLC for a Special Permit for mixed use in a CA Zoning District for a commercial space with residential apartments, at 283 Boston Post Road, Pattagansett Drive, and 281 Boston Post Road (parking), East Lyme Connecticut WITHOUT the request for an exception to Section 24.6c, the installation of sidewalks along the street frontage.

Seconded by Mr. McPherson.

Motion Passed 6-0.

Mr. Peck returned for the remainder of the meeting and Mr. Liska stepped down.

2. APPROVAL OF MINUTES OF JUNE 15, 2017

Motion (2) Mr. Donovan moved to approve the Public Hearing and Regular Meeting Minutes of June 15, 2017.

Seconded by Mr. Dwyer.

Motion Passed 6-0.

OLD BUSINESS

1. SUB-COMMITTEE – MIXED USE IN CB ZONE

Mr. Mulholland stated they are working on this.

2. SUB-COMMITTEE – MAXIMUM ALLOWED SIGNAGE

Mr. Mulholland stated he handed out a flyer at the last meeting and they will discuss it at the next meeting.

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

Mr. Mulholland stated they are making progress at staff level.

NEW BUSINESS

- 1. APPLICATION OF PAULINE LORD, OWNER, FOR WHITE GATE FARM, FOR A SPECIAL PERMIT FOR PROPOSED DINNERS AT THE FARM, PURSUANT TO SECTION 25.5 OF THE EAST LYME ZONING REGULATIONS, WITH WAIVERS OF SECTION 24.6C SIDEWALKS ALONG FRONTAGE, SECTION 24.6E LANDSCAPE BUFFER, AND SECTION 24.6.9 REQUIREMENTS OF A-2 SURVEY, AT PROPERTY IDENTIFIED IN THE APPLICATION AS 83-89 UPPER PATTAGANSETT ROAD, EAST LYME, CONNECTICUT**

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

- 2. APPLICATION OF ATTAWAN BEACH ASSOCIATION FOR A COASTAL AREA MANAGEMENT REVIEW FOR PLACEMENT OF ROCKS ON THE ROAD ALONG ATTAWAN AVENUE BETWEEN DART AND BRONSON STREETS.**

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

- 3. 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.**

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

- 4. APPLICATION OF KEITH NEILSON, P.E. 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.**

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

- 5. APPLICATIN OF KEITH NEILSON, P.E. FOR DOCKO, INC., FOR 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.**

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

- 6. 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.**

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

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

Mr. McPherson asked about square footage being determined differently for properties with sewers, but then there being no hookup.

Mr. Mulholland stated he is going to look at the Minutes from March.

Mr. Peck asked about an Ordinance allowing the Zoning Commission to pass on fees for professional services to the applicants.

- 8. ZONING OFFICIAL**

Mr. Mulholland stated Dollar General has its CO.

9. COMMENTS FROM EX-OFFICIO

The Ex-Officio was not present.

10. COMMENTS FROM ZONING BOARD LIAISON TO THE PLANNING COMMISSION

Mr. McIlhenney was not present.

11. COMMENTS FROM CHAIRMAN

Chairman Walker had no comments.

Motion (3) Mr. Donovan moved to adjourn the meeting at 9:45 p.m.

Seconded by Mr. McPherson.

Motion Passed 6-0.

Respectfully Submitted,



**Karen Miller Galbo
Recording Secretary**