

TOWN OF EAST LYME
ZONING COMMISSION
OCTOBER 19, 2017
REGULAR MEETING MINUTES

MEMBERS PRESENT:

MATTHEW WALKER, CHAIRMAN
TERENCE DONOVAN
JOHN MANNING
GEORGE MCPHERSON
NORM PECK

MEMBERS ABSENT:

WILLIAM DWYER
JAMES LISKA, ALTERNATE
DAVID MCILHENNEY, ALTERNATE
PETER LUKAS, ALTERNATE

ALSO PRESENT:

RITA FRANCO-PALAZZO, PLANNING REPRESENTATIVE
ROSE ANN HARDY, EX-OFFICIO

ALSO ABSENT:

BILL MULHOLLAND, ZONING OFFICER

FILED
Oct 24 2017 AT 8:30 AM/PM
Karen Galbraith
EAST LYME TOWN CLERK

1. APPLICATION OF FITZLEVA, LLC (CREST FORD) FOR A SPECIAL PERMIT FOR THE SALE AND DISPLAY OF VEHICLES ON 226 FLANDERS ROAD, EAST LYME, CONNECTICUT, EAST LYME ASSESSOR'S MAP 26.1, LOT 25.

The Public Hearing on this item was opened and continued without discussion.

2. APPLICATION OF J. ROBERT PFANNER, PE, LS, FOR SIRLENE & RICHARD BILLERA, OWNERS, FOR A COASTAL AREA MANAGEMENT REVIEW FOR DEMOLITION FO AN EXISTING STRUCTURE AND CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING AT 22 SHORE DRIVE, NIAN TIC, CONNECTICUT.

Mr. Pfanner submitted the following:

Revised Site Plan – Exhibit A

He stated this property is located in Oak Grove Beach Association across from South Drive. There is an existing retaining wall between the property and the beach. The water side slopes to the water. There is currently a 12x20 bungalow on the property. It may be demolished, but the owner is trying to get someone to just take it away. The new home will be a modular home on concrete piers; the piers will be similar to a giant screw. The disturbance to the property will be minimal. The house itself will be wood frame, with public water and sewer. The lot is 65x60; they will use a silt fence on the back side of the retaining wall. Parking will be under the building, all structural members are above the flood plain, they do meet the height requirements, and there will be break away walls on the bottom of the building so

flood water can flow in and out. Because it is a modular home the construction on site will be minimal. There will be very minimal runoff because the lot is sand. Dunes are on the lot next door.

Chairman Walker asked if there was a requirement for a review from DEEP.

Mr. Pfanner stated no, that it is above the coastal jurisdiction line, it was referred to them though.

MOTION (1) Mr. McPherson moved to approve the application of J. Robert Pfanner, PE, LS, for Sirlene and Richard Billera, owners, for a Coastal Area Management Review for demolition of an existing structure and construction of a new single family dwelling at 22 Shore Drive, 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. Donovan.

Motion Passed 5-0.

3. PROPOSED 2018 MEETING CALENDAR

Chairman Walker asked the members to take the schedule home and review it. They will discuss it at their next meeting.

4. APPROVAL OF MINUTES OF SEPTEMBER 21, 2017 AND OCTOBER 5, 2017.

The approval of Minutes was tabled until the next meeting.

OLD BUSINESS

1. **SUB-COMMITTEE MIXED USE IN CB ZONE**
2. **SUB-COMMITTEE MAXIMUM ALLOWED SIGNAGE**
3. **SUB-COMMITTEE SITE PLAN REQUIREMENTS/ARCHITECTURAL REGULATIONS**

Chairman Walker stated that Mr. Mulholland is working on all of these sub-committees. We need to establish meeting dates at the next meeting for all of these.

NEW BUSINESS

1. **APPLICATION OF ROBERT PFANNER, JR., FOR DAVID R. AND SHARON C. WEISS FOR A COASTAL AREA MANAGEMENT REVIEW FOR SHORELINE IMPROVEMENTS FOR CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING, AT PROPERTY LOCATED IN 1 BLUE HERON COURT, EAST LYME.**

Chairman Walker asked that this be scheduled for a public hearing.

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

There was a discussion of using less paper for the member packets at the meetings. Mr. Manning suggested members bring tablets and review the packets on the tablet. Then Jen won't have to make as many copies for the Commission.

Chairman Walker said that members that use the tablets would have to make sure they resist researching any information on the tablet pertaining to applications before them.

Mr. Manning stated he does not hook up to Wi-Fi when he is using the tablet at the meeting, so he can't research anything.

Mr. Donovan suggested that town would save money on paper if they bought everyone tablets.

Mr. Manning told everyone that if they don't want the paper packets they should email Jen and let her know to just email it to them.

Chairman Walker stated there were Jet Ski races in the Bay on September 23rd and 24th. It was unbeknownst to this Commission; it resulted in parking situations at the beaches, and an assortment of RVs camping out at the top of McCook's. He found that unsightly and alarming. He was also told the RVs were plugged into the band shell and using the Town's electricity. Many merchants were also not aware of this event. We can all agree this activity is good for the town, but there was no application for a Special Permit for this event. He believes protocols were not followed. This potentially reflects on this Commission. The town has to follow the same rules as private entities. He would like the support of the members to write a letter to Mr. Putnam of Parks and Recreation with our concerns and expectations so they are followed in the future.

Ms. Hardy stated she had a conversation with Mr. Nickerson as a result of this, and he was unaware there would be campers overnight. The parks are under the control of the Parks and Recreation Commission. Mr. Putnam said it will not happen again. She felt this was unintentional, no one realized the scope of the event.

Mr. Donovan stated the Fire Departments and Police Departments knew.

Ms. Hardy stated they didn't know the scope of the campers.

Mr. Donovan stated there are campgrounds in town; arrangements should have been looked into for them to go there.

Mr. Donovan stated it doesn't make sense why the Board of Selectmen is not in charge of our parks and beaches.

Ms. Hardy stated it will be revisited after this.

Mr. Donovan suggested we write a letter with our concerns to the Parks and Recreation Commission, the Parks and Recreation Director, the First Selectmen, and the Board of Selectmen.

Mr. Peck stated he doesn't see in our regulations that we have jurisdiction.

Mr. Donovan stated per our Town Ordinances, the responsibility, management and development of our parks and beaches falls under the Parks and Recreation Commission. He believes the businesses should have been informed and this could have been handled better.

Chairman Walker stated Mr. Putnam works very hard for this town.

Mr. McPherson asked why the power isn't shut off at the band shell.

3. ZONING OFFICIAL

Mr. Mulholland was not present.

4. COMMENTS FROM EX-OFFICIO

There was no report.

5. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION

The liaison did not attend. The members asked that they get emails from Jen when there is going to be a Planning Meeting.

6. COMMENTS FROM CHAIRMAN

Chairman Walker did not have any comments.

MOTION (2) Mr. McPherson moved to adjourn the meeting at 8:25 p.m.

Seconded by Mr. Manning.

Motion Passed 5-0.

Respectfully Submitted,



**Karen Miller Galbo
Recording Secretary**