

**EAST LYME ZONING BOARD OF APPEALS  
PUBLIC HEARING AND REGULAR MEETING  
MONDAY, JULY, 15th, 2019  
MINUTES**

The continued Public Hearing and Regular Meeting of the East Lyme Zoning Board of Appeals was held on Monday, July 15, 2019 at 6 PM at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT.

**PRESENT:** Steve Carpenteri, Chairman, John Smith, Secretary, Mike Foley,  
Debbie Jett-Harris, Kevin Mace

**ALSO PRESENT:** Kristine McIntyre, Trillium Architects, Representing the  
Applicants  
Lisa & David Smith, Owners/Applicant  
David Schmidt, Alternate

FILED

July 16 20 19 AT 10:10 AM/PM

**ABSENT:** No One

  
EAST LYME TOWN CLERK

**1. Call Regular Meeting to Order**

Chairman Carpenteri called the continued Public Hearing to order at: 6:00 PM.

**2. Read Notice of Public Hearing**

Mr. Carpenteri asked Mr. Smith, Secretary, to recall the call of Case #3-2019:

Mr. Smith, Secretary noted:

**Case No. 3-2019: Application of Elizabeth DiSalvo, Trillium Architects, Agent for Lisa Smith, Owner, for a variance of Section 5.3.3 RU-40 setbacks for property identified in the application as 260 Old Black Point Road, East Lyme, Connecticut for the demolition of an existing single family dwelling and construction of a new single family dwelling. Said parcel appears on the East Lyme Assessor's Map 2.3, Lot 21.**

Mr. Smith explained that the variances are for a reduction of the 20' setback to 6'4" for a new two-story dwelling where the previous dwelling was and a reduction of the 20' setback to 11.74' at the rear of the structure for a new 2.5 story area where the previous dwelling was.

Mr. Carpenteri introduced the Board members and noted that this was a continuation of the Public Hearing from June 17, 2019. He explained that in essence it is a two-pronged variance for setbacks and that the variance for lot coverage is no longer necessary. Further, the applicants have worked with the Zoning Official who has indicated his approval of the rule of three which is indicated on the updated plans before them.

Mr. Carpenteri then called for the applicant or their representative to update them and answer any questions which they may have.

Kris McIntyre, Project manager with Trillium Architects said that she is representing the owners this evening as Ms. DiSalvo was not able to attend. She explained that from the previous meeting that she had eliminated the shed and had also pulled in the porches which was suggested by Mr. Foley so that they are now at 19.5% lot coverage and no longer require that variance. She said that she would be happy to explain the updated and re-worked styling of the proposed home.

Mr. Mace asked that she do so.

Ms. McIntyre said that it is a double gambrel style, symmetrical and in keeping with the styles in the neighborhood. It made the home more compact and they were able to work within the area to take advantage of the water view and allow the immediate neighbor a much better view as well as being more pleasing to the overall neighborhood.

Mr. Smith asked if she would agree that the shape of the lot and the required location of the leaching field would dictate the location of the house on the property.

Ms. McIntyre said that the shape of the lot does make it hard to totally conform to the regulations.

Mr. Carpenteri called for anyone from the public who wished to speak.

Ann Gilbert, 258 Old Black Point Road said that she is the immediate neighbor to the Smiths and that she is greatly in favor of this application.

Hearing no further comments Mr. Carpenteri called for a motion to close the Public Hearing.

**\*\*MOTION (1)**

Ms. Jett-Harris moved to close this Public Hearing.

Mr. Smith seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

**REGULAR MEETING**

Mr. Carpenteri opened the Regular Meeting at 6:09 PM.

**Case No. 3-2019: Application of Elizabeth DiSalvo, Trillium Architects, Agent for Lisa Smith, Owner, for a variance of Section 5.3.3 RU-40 setbacks for property identified in the application as 260 Old Black Point Road, East Lyme, Connecticut for the demolition of an existing single family dwelling and construction of a new single family dwelling. Said parcel appears on the East Lyme Assessor's Map 2.3, Lot 21.**

Mr. Carpenteri called for discussion on the application.

Mr. Foley said that considering the lot and the area that he takes a pretty broad view here as this is very well in keeping with the entire area and neighborhood.

Ms. Jett-Harris asked Ms. Smith if she was comfortable with the re-working of the porch area as she had been concerned at the previous hearing.

Ms. Smith said yes, she was fine with this.

Mr. Mace noted that the only neighbor who is directly affected is present and is in favor of this.

Mr. Smith noted that he was in favor of this revised plan.

Mr. Carpenteri asked if they were ready to make a motion.

**\*\*MOTION (2)**

**Mr. Smith moved to APPROVE the Application of Elizabeth DiSalvo, Trillium Architects, Agent for Lisa Smith, Owner, for a variance of Section 5.3.3 RU-40 setbacks (as indicated) for property identified in the application as 260 Old Black Point Road, East Lyme, CT for the demolition of an existing single family dwelling and construction of a new single family dwelling. Said parcel appears on the East Lyme Assessor's Map 2.3, Lot 21.**

Ms. Jett-Harris seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

**ADJOURNMENT**

Mr. Carpenteri called for a motion to adjourn the meeting.

**\*\*MOTION (3)**

**Mr. Jett-Harris moved to adjourn this meeting of the East Lyme Zoning Board of Appeals at 6:15 PM.**

Mr. Mace seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary