

EAST LYME ZONING COMMISSION
PUBLIC HEARING III
Thursday, August 3, 2006
MINUTES

Aug 7 2006 at 2 AM
PM
Esther B Williams
EAST LYME TOWN CLERK

The East Lyme Zoning Commission held the Continuation of the application of Theodore A. Harris, agent for Plaza Ford, Inc., for modification of the Special Permit for an Automobile Sales Agency and Site Plan to allow motor vehicle storage on the northerly lot at property identified in the application as 218-222 Flanders Road, Niantic, Connecticut. East Lyme Assessor's Map 26.1, Lot 23 & 24, on August 3, 2006 at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT.

PRESENT: Mark Nickerson, Chairman, Pamela Byrnes, Norm Peck,
Ed Gada, Mark Salerno, Joe Barry, Alternate, Bob Bulmer,
Alternate

ALSO PRESENT: William Mulholland, Zoning Official
Atty. Theodore A. Harris, Agent
Donald Gerwick, Engineer
Richard Karsmarski, Business Owner

ABSENT: Rosanna Carabelas

PANEL: Mark Nickerson, Chairman, Ed Gada, Pamela Byrnes,
Norm Peck, Mark Salerno, Bob Bulmer, Alternate

Pledge of Allegiance

The Pledge was observed.

Public Delegations (NONE)

Mr. Nickerson called for anyone from the public who wished to address the Commission on subject matters not on the Agenda.

Public Hearing III

1. Application of Theodore A. Harris, agent for Plaza Ford, Inc., for modification of the Special Permit for an Automobile Sales Agency and Site Plan to allow motor vehicle storage on the northerly lot at property identified in the application as 218-222 Flanders Road, Niantic, Connecticut.

Mr. Nickerson asked Mr. Harris to proceed.

Mr. Harris submitted a copy of the sign, (labeled **Exhibit 1**).
Mr. Harris explained the proposed parking lot for cars.

Mr. Nickerson inquired if the applicant would have a problem with just new cars being displayed in this area.

Mr. Karsmarski said that he would.

Mr. Nickerson stated the Aquifer protection laws.

Mr. Gerwick, licensed Engineer spoke about the gravel and the grass in the location. The vehicles here are either new or used, but reconditioned before they are put on the lot.

Mr. Harris stated that this depends on the use, this is like a storage area.

Mr. Gada questioned the word storage.

Mr. Harris stated that the area is storage/display.

Mr. Gerwick stated that the grass will do a better job than an artificial, man-made clarifier.
Mr. Gerwick feels that paving will have minimal advantages.

Mr. Salerno inquired if this would be double protection.

Mr. Gerwick stated that he did not think so; it was running through the grasses.

Mr. Salerno inquired as to if it went through the system, didn't it go through the grasses and the storm scepter.

Mr. Gerwick stated no, not if you pave it.

Mr. Peck inquired as to if there were any landscape plans.

Mr. Harris stated that there would be no landscape changes, there were already trees there.

Mr. Bulmer asked Mr. Gerwick to explain what U.D.'s are, as labeled on his map.

Mr. Gerwick stated that they are soils that were heavily disturbed by previous activity. This area is now graded and reseeded.

Mr. Bulmer inquired as to what Flood Zone C was, in the parking area.

Mr. Gerwick stated that they are those areas that are not flood zone, it will never get flooded.

Mr. Salerno made a motion to close the public hearing, Ms. Byrnes seconded the motion.
Mr. Mulholland noted that Mr. Nickerson did not open this up to the public. Mr. Salerno withdrew his motion.

Mr. Nickerson called for anyone from the public who would like to speak in favor of the application. There were none.

Mr. Nickerson called for anyone from the public who would like to speak in opposition of the application. There were none.

Mr. Nickerson called for anyone from the public to speak in neutral position.

William Sawycki, 425 Drozdyk Drive, Groton, Connecticut- inquired as to what kind of grass is Mr. Gerwick talking about, that will take away the oil and proceed to a holding tank. What happens to the oil? What kind of grass eats oil?

Mr. Nickerson asked Mr. Gerwick what kind of grass eats oil.

Mr. Gerwick stated that the grass does not eat oil, it traps the oil and holds it into place, and there is a natural biological decomposing that takes place. Mr. Gerwick stated that he understands everyone concern with this, but felt with new and fairly new cars, that this was not an issue.

Mr. Nickerson asked again for clarification, this would be for new and used cars?

Mr. Harris stated yes, new and used vehicles.

Mr. Salerno inquired, if approved with a pervious surface, would there be a problem with that.

Mr. Harris stated that it would be a fairly substantial construction project.

Mr. Salerno stated that they have to zone with the worst case scenario, what could happen five years from now, there could be a new owner.

Mr. Nickerson stated to Mr. Karsmarski that the panel is aware of what he wants to do and feels they have all the facts.

****MOTION (1)**

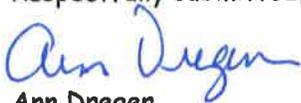
Ms. Byrnes moved that this Public Hearing be closed.

Mr. Salerno seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Public Hearing adjourned.

Respectfully submitted,



Ann Dreger

Recording Secretary

Kelly Services, Inc.