

**EAST LYME ZONING COMMISSION
REGULAR MEETING
Thursday, FEBRUARY 5th, 2004
MINUTES**

FILED IN EAST LYME
Feb 9, 2004 AT *3:50* M

L. Blain
EAST LYME TOWN CLERK

PRESENT: Marc Salerno, Acting Chairman, Rosanna Carabelas,
Acting Secretary, Shawn McLaughlin, Al Littlefield,
Alternate, William Dwyer, Alternate

ALSO PRESENT: William Mulholland, Zoning Official
Rose Ann Hardy, Ex-Officio, Board of Selectmen
David Coonrod, LS, representing the Applicant

ABSENT: Mark Nickerson, Chairman, Ed Gada, Secretary,
Norm Peck, Pamela Brynes

PANEL: Marc Salerno, Acting Chairman, Rosanna Carabelas,
Acting Secretary, Shawn McLaughlin, Al Littlefield,
Alternate, William Dwyer, Alternate

1. Call to Order

Acting Chairman Salerno called the Regular Meeting of the Zoning Commission to order at 8:44 PM immediately following the three previously scheduled public hearings.

Public Delegations

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

There were none.

2. Accept Minutes of January 22, 2004 – Public Hearing & Regular Meeting

Mr. Salerno said that they would table this until their next meeting when more members were present.

3. Application of Theodore A. Harris to amend/modify Section 12 of the Zoning Regulations to allow recreational/residential projects on large tracts of land.

Mr. Salerno noted that they had continued this public hearing to their next meeting.

4. Application of The Herb Chambers Companies, LLC for a Special Permit to construct and operate an Auto Sales agency at 51 Boston Post Road, East Lyme, CT. Property further identified as Lot 61, East Lyme Tax Assessor Map 36.0 – and –

5. Application of The Herb Chambers Companies, LLC for a Special Permit to erect a second freestanding sign, in accordance with Section 18.1.8.5 of the Zoning Regulations at 51 Boston Post Road, East Lyme, CT. Property further identified as Lot 61, East Lyme Tax Assessor Map 36.0

Mr. Salerno noted that they had continued this public hearing to their next meeting.

6. Application of Pamela Stevens for a Coastal Area Management site plan review to demolish and rebuild a single family dwelling at 31 Manwaring Road, Niantic, CT

Mr. Salerno asked Ms. Carabelas to read the correspondence into the record.

Ms. Carabelas, Acting Secretary read the following correspondence into the record:

1. Letter dated 2/5/04 to the East Lyme Zoning Commission from Wm. Mulholland, Zoning Official – Re: Coastal Site Plan Review, Proposed Dwelling, 31 Manwaring Road, Niantic, CT giving the opinion that the applicant has demonstrated compliance with the CAM Act

Mr. Salerno called for the applicants' representative to speak.

David Coonrod, LS said that he was representing the applicant Pamela Stevens who was also here this evening. He noted that a CAM report had been completed and that there were no coastal resources abutting this property and therefore no impact on them. A silt fence will be in place until everything is stabilized.

Mr. Mulholland asked Mr. Coonrod to explain all of the Sections of the eight-page application.

Mr. Coonrod did so and noted that this was to replace an existing house and that this would be done in a six-month period. The silt barriers would be installed down grade to protect against any erosion from the site.

Mr. Mulholland added that if this were a large commercial project that they would have the DEP people down for a major review. As this is a small project and a rebuild under FEMA guidelines, no water dependent uses or adverse impacts were found here.

Mr. Salerno asked if the Commission had any questions. There were none.

****MOTION (1)**

Mr. McLaughlin moved to approve the application of Pamela Stevens for a Coastal Area Management Site Plan review to construct a single family dwelling at 31 Manwaring Road, Niantic, Connecticut.

Mr. Littlefield seconded the motion.

Mr. Dwyer noted that the reason for approval was because the application was found to be consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts.

Vote: 5 – 0 – 0. Motion passed.

7. Application of Pamela Stevens for a Special Permit to place fill at 31 Manwaring Road, Niantic for the purpose of reconstruction of a single-family dwelling.

Mr. Salerno noted that they had closed the public hearing on this and had just decided on the CAM Act Review so they were ready for a motion here on the fill permit.

****MOTION (2)**

Mr. McLaughlin to approve the application of Pamela Stevens for a special permit to deposit fill at 31 Manwaring Road, Niantic, Connecticut.

Mr. Dwyer seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

OLD BUSINESS

1. Stormwater

Mr. Mulholland said that this is an on-going process.

NEW BUSINESS

1. None.

Mr. Mulholland said that there was no new business.

2. Any business on the floor, if any by the majority vote of the Commission

There was none.

3. Zoning Official

Mr. Mulholland said that he had nothing further to report.

4. Comments from Ex-Officio.

Ms. Hardy apologized for not having a VCR tape to tape this evenings' meeting. She said that she finds this unfortunate and hopes that this makes the paper as she thinks that the comments made this evening would be of interest to a large number of people in Town. She hopes there will be press coverage.

5. Comments from Zoning Board Liaison to Planning Commission

No one was scheduled to go.

6. Comments from Chairman

Mr. Salerno said that he had nothing to report.

7. Adjournment

****MOTION (3)**

Mr. Littlefield moved to adjourn this Regular Meeting of the East Lyme Zoning Commission at 9:00 PM.

Mr. McLaughlin seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary