

**EAST LYME ZONING COMMISSION  
PUBLIC HEARING III  
Thursday, FEBRUARY 5th, 2004  
MINUTES**

*L. Abblain*  
EAST LYME TOWN CLERK

The East Lyme Zoning Commission held the Pamela Stevens Public Hearing for a Special Permit to place fill at 31 Manwaring Road, Niantic, CT on February 5, 2004 at Town Hall, 108 Pennsylvania Avenue, Niantic, CT. Acting Chairman Salerno opened the Public Hearing and called it to order at 8:32 PM immediately following the two previously scheduled public hearings.

**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

**Public Hearing III**

- 1. 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. Property is further identified on East Lyme Tax Assessor's Map No. 8.4, Lot 68.**

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: Special Permit/Fill, Proposed Dwelling, 31 Manwaring Road, Niantic, CT, explaining the fill permit.

The Public Hearing notice was published in The New London Day on January 24, 2003 and February 2, 2004.

Mr. Salerno called for the applicant's representative to present this application.

David Coonrod, LS, 26 Village Drive, Waterford, CT said that he represents Ms. Stevens who is also here this evening. She had an existing house at 31 Manwaring Road (Oak Grove Beach area) that has been demolished. The lot lies in a flood plain so the new home has to be above elevation 10. The electrical and all mechanicals have to be above elevation 10 per FEMA regulations. They are proposing to construct a frost wall around the lot and anticipate needing 300 yards (about 30 truckloads) of fill to do everything. FEMA allows them to fill the flood plain in the area as long as it does not raise the water level by one foot in that area. This calculation has already been figured out by FEMA and it allows them to do this.

Mr. Mulholland said that the fill regulations that they have were more for the commercial so they just need to get a fill permit.

Mr. Coonrod said that he came up with this design to conform to FEMA codes. He is proposing a small swale to take the water away from the driveway to the back.

Ms. Carabelas asked what would happen to the existing driveway.

Mr. Coonrod said that it would be filled in and graded off and the new one would be put in.

Mr. Mulholland said that the Engineering Dept issues the driveway permits. He added that it is not uncommon to see a rebuild in this area.

Mr. Dwyer asked if it is going to effect the visual site line of the neighbors.

Mr. Mulholland said that would be addressed under the CAM review. It is an R-12 zone and the code is 30' in height. This requirement has to be conformed to.

Mr. Dwyer asked if the height requirement includes the piers.

Mr. Mulholland said absolutely, it includes everything. Obviously the peak of the roof can be higher but that is it. In cases where it appears to be questionable he asks for the height to be certified.

Mr. Coonrod said that they have to go up to meet the FEMA regulations. The original house was a foot and a half below the flood plain.

Mr. McLaughlin asked if any of the fill would be taken off site.

Mr. Coonrod said that it is noted on the plan that if there were any excess that it would be taken off. He added that they figure that 20 truckloads would go in and out in a week's time so this process would not drag on.

Mr. Salerno asked where the drainage would go.

Mr. Coonrod said that it would go to the tidal wetlands in the back. The home sits about 400' up from the tidal wetlands.

Mr. Salerno called for anyone from the public who wished to speak regarding this application –  
Hearing no one –

Mr. Salerno asked if Mr. Coonrod had anything else to say.

Mr. Coonrod said that they had no other choice but to raise the house up to meet the FEMA regulations.

Mr. Salerno closed this Public Hearing at 8:43 PM.

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary