

East Lyme Zoning Commission

Regular Meeting

March 2, 2000

MINUTES

FILED IN EAST LYME TOWN
CLERK'S OFFICE

3/9, 00 at 3:50 AM/PM

Lablain
EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Regular Meeting on March 2, 2000 at the Town Hall, 108 Pennsylvania Ave., Niantic, CT. Mr. William Weber chaired the meeting. Mr. Weber called the meeting to order at 7:32 PM.

PRESENT: Chairman William Weber, Athena Cone, Norman Peck, Robert Bulmer, Ed Gada, David Chamberlain, Alternates Donna Orefice, Mark Nickerson

Absent: Shawn McLaughlin

Also Present: Rose Ann Hardy, Ex-officio; William Mulholland, Zoning Officer

PUBLIC DELEGATIONS

George McPherson, 419 Boston Post Rd., East Lyme, CT requested that the Zoning Commission place the meeting agenda on the Town's web site.

PUBLIC HEARING None

REGULAR MEETING

A. Acceptance of the Minutes of February 3, 2000

Mr. Weber noted that Mr. Nickerson was seated for the February 2, 2000 meeting, but that it was not specified in the Minutes.

Motion (1): Mrs. Cone moved to accept the Minutes of February 2, 2000
Mr. Gada seconded the motion.
Vote in favor: (5-0), Mr. Bulmer abstained.

B. Old Business

1. Subcommittees

a. Fast Food Restaurants

Mr. Peck reported that he anticipated presenting a brief proposal for the next meeting.

b. Architectural Review Committee

The subcommittee is awaiting examples of regulations from other Town's prior to meeting.

c. Zoning Regulations – Assisted Living Facilities and Apartments

Mr. Mulholland reported that the Planning Department has been working on regulations and he anticipates a draft perhaps for the next meeting. He added that he would not anticipate a public hearing on zoning regulation changes for six months. He stated that that if the Zoning Commission wished to expedite changes, they could go forward independently, however he recommended coordination with the Planning Department.

Mr. Mulholland indicated that he would meet with Planning Staff and get back to the members of the Zoning Commission via memo before the next Zoning Commission Meeting as to the re-write status.

Mrs. Cone requested the Commission revitalize the sign subcommittee particularly to focus on neon sign regulations. She also commented on the need to enforce the existing regulation.

Mr. Weber noted that enforcement of the sandwich board regulations continued to be a problem and that the Commission should inquire as to the status of the Community Bulletin Board being coordinated by the Shoreline Chamber of Commerce.

Mrs. Hardy recommended the Board correspond with the Chamber to ascertain the status of the Community Bulletin Boards.

C. New Business

1. Application of Granville R. Morris to amend the East Lyme Zoning Regulations to permit 'guest houses'.

Mr. Weber requested Mr. Mulholland schedule a public hearing for the first available date.

2. Application of Edward Tomaszek for a Special Permit to excavate gravel from 56 Stone Ranch Rd., East Lyme, CT, Assessor's Map 23, Lot #1.

Mr. Weber requested Mr. Mulholland schedule a public hearing for the first available date.

3. Correspondence – none

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

Mr. Mulholland noted that the Minutes for February 24, 2000 Meeting were in the Commissioners packets. The Commission tabled acceptance of the Minutes until the next meeting.

Mr. Bulmer commented regarding some towns in Long Island that were having well and groundwater contamination due to MTBE. He noted that the aquifer under Rte. 95 was potentially threatened with contamination by this gas additive. He inquired if the Town checked for contamination by MTBE, and what department would be responsible.

Mr. Mulholland stated that gasoline service stations are monitored and brought up to date about 3-5 years ago. The Fire Marshall and Health Department do handle the hazardous materials issues in the Town. The DEP, EPA and Health Dept. oversee these issues. He added that there are aquifer protection regulations adopted in 1972 by the Town and the State has recently sent a draft proposal to update these regulations. He suggested that once that proposal is received, the Commission establish a subcommittee to examine and update the Town's regulations.

Mr. Bulmer recommended that the Zoning Commission suggest to the appropriate Town agencies that this issue be examined.

5. Zoning Official

Mr. Mulholland indicated that the Water & Sewer Commission is examining Community Septic Systems. Staff is working on regulations regarding CSS and Mr. Mulholland anticipates that recommendations will be presented to the Commission at the next or the following meeting.

Mr. Mulholland informed the Commission that inquiries have been made at the Zoning Department regarding a motel coming into Town, and a restaurant.

6. Planning Representative – none

7. Ex-Officio
Nothing to report.

8. Adjournment

Motion (2): Mrs. Cone moved to adjourn the meeting at 8:10 PM
Mr. Chamberlain seconded the motion.
Vote in favor: (6-0), Unanimous.

Respectfully submitted,



Anita M. Bennett
Recording Secretary
8-Mar-00