

**East Lyme Zoning Commission** **FILED IN EAST LYME TOWN**  
**Regular Meeting** **CLERK'S OFFICE**  
**May 18, 2000** May 22 2000 at 12:30

## **MINUTES**

The East Lyme Zoning Commission held a Public Hearing and Regular Meeting on May 18, 2000 at the Town Hall, 108 Pennsylvania Ave., Niantic, CT. Mr. William Weber chaired the meeting. Mr. Weber called the meeting to order at 7:30 PM.

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

Absent: William Mulholland, Zoning Officer; Rose Ann Hardy, Ex-officio.

Also present: Matt Bonin, Planning Commission Representative.

GENERAL

## Pledge of Allegiance

## Public Delegation

Mr. Weber referred questions regarding the process for approval of the paving of the parking lot at Niantic Lumber to Mr. Mulholland.

## **REGULAR MEETING**

1. Call to order by Mr. Weber at 8:04 PM
  2. Acceptance of the Minutes of the May 4, 2000 and February 24, 2000 Minutes.

**Motion (1):** Mr. Peck moved to approve the Minutes of the May 4, 2000 meeting as amended. Discussion: Mrs. Orefice noted a correct on page 3, paragraph 5 should read, “.....Niantic Village and Flanders Village.” Mr. Chamberlain seconded the motion. Vote in favor: (5-0), Mrs. Cone abstained.

**Motion (2):** Mr. Chamberlain moved to approve the Minutes of February 24, 2000.  
Mrs. Cone seconded the motion.  
Vote in favor: (6-0), Unanimous.

3. Application of Granville R. Morris to amend “guest houses” by Special Permit in RU-40 and RU-80 zoning districts.

Public Hearing continued.

4. Application of Cheryl M. Jean for a Special Permit to operate a Bed and Breakfast facility at 14 Lincoln Street.

It was the consensus of the Commission to discuss this item. Mr. Gada stated that he has been in the building before the renovation by Cheryl M. Jean and indicated that it was a plus for the Town.

Mr. Chamberlain stated that he was in favor of the application and noted that the photographs showing the interior of the building following renovation to the kitchen and other rooms were impressive.

Mrs. Cone also stated that she was in favor of the application.

Mr. McLaughlin stated that the application and site plan met all requirements including parking and buffer requirements. He added that he was prepared to vote on the application this evening.

Mr. Peck stated that he was in favor.

**Motion (3):** Mrs. Cone moved to approve the application of Cheryl M. Jean for a Special Permit to operate a Bed and Breakfast facility at 14 Lincoln St.

Mr. Chamberlain seconded the motion.

Vote in favor: (6-0), Unanimous.

Reason for approval: Applicant has met all regulations.

## **OLD BUSINESS**

1. Gateway Planned Development District

Mr. Weber indicated that he had attended the EDC meeting last week when GPDD was discussed. He stated that he had some reservations about being over-restrictive in the use of the proposed district. He indicated that the EDC agrees that consideration should be given to allowing more than one type of industry in the district, e.g., high-tech. EDC was not opposed to residential units in the district but favored limiting buildings to four units and spread the buildings out throughout the district.

Mr. Chamberlain was concerned about large retail stores going into the district.

Mr. Weber stated that retail use was limited in the proposal to 20,000 sf stores, which would prevent "large box" stores from constructing without a Special Permit.

Mr. Peck stated that the proposed district, because of its location to Exit 74, would be very much in demand. He suggested creating a corporate park for light industrial, class A or Fortune 500 businesses with accessory uses nearby to include hotels, small support shops, travel center, bus stop, helicopter landing pad, etc. He stated that no retail use in the district would improve the retail in the Villages of Niantic and Flanders. He stressed the importance of proper marketing of the site. He also noted that light industry and high level companies would be a boost to the tax base.

Mrs. Orefice noted that if retail under 20,000 sf is an allowed use, it could create a third 'village' in the Town which now has Niantic and Flanders, since it can be expected that flower shops, gifts shops, etc. would move into the district.

Mr. Bulmer noted that the campus-style layout of the district would be impressive and with good marketing, once established, could fill with higher-level businesses. He recommended the campus style and that the proposed regulations allow cafeterias in at least one building.

Mr. Chamberlain favored targeting light industrial and high-level businesses, which would be the best use of the land. He stated he supported eliminating retail from allowed businesses.

Mr. Weber summarized: it is the consensus of the Commission to leave the proposal as it was given to Jeanne Davies, Director of Planning.

## 2. Smart Growth Plan

Tabled until the next meeting.

### 3. Subcommittees – Architectural Reviews

Mr. Peck stated that he is waiting for Mr. Mulholland to obtain copies of regulations from other towns in the State.

## 4. Community Bulletin Board Committee Report

Marvin Schutt, 29 Edgewood Rd. N., Niantic, Coordinator of the Committee and representing the Shoreline Chamber of Commerce, updated the Commission on the progress and problems encountered regarding by the committee to date.

The committee is made up of individuals representing various civic and service organizations: Rotary, Lions Club, Knights of Columbus, Masonic, Downtown Merchants. Joe O'Farrell-Treasurer, Mark Princevalle, Gary Lakowski, John Wilson, Don Ames, Ruth Ames, Esther Williams, Ted Deneshia and Jim Harris. Ron McKeown also joined the committee.

The committee developed a design for the CBB and presented an example of the sign posts and slide in boards. He stated that the slide-in boards could be printed on both sides and if professionally printed would cost \$50-100, however there is no objection to self-made slide-in boards. The sign post framework, if professionally printed, would cost in the range of \$200-300 and could be used over a period of years for recurring events. He also distributed photographs to the Commission demonstrating the CBB concept. Each Board would be capable of holding 6-8 slide-ins.

Mr. Schutt stated that the committee was formed in March 1999 with the intention of completing the project within a few months. He stated that one of the major obstacles that the committee encountered was where to locate each of the three boards. He recommended that a Zoning Commission liaison be assigned to the committee to establish a communications link with the Commission and requested input from the Commission on resolving the location problem. The committee identified four possible locations: Exit 74, Exit 72, Flanders 4-Corners, and Niantic.

Mr. Schutt noted some of the points raised by the committee that need to be addressed.

4. Establish guidelines.
5. Insurance – who is responsible for the Boards?
6. Should slide-ins be standardized for professional presentation?
7. Administered by a central group?
8. Should Bulletin Boards be identical or each different in appearance?
9. Will the Board include information on organizations with weekly meeting, i.e. Rotary, Lions, etc.?
10. What groups or types of groups have use of the board?
11. Are three Boards sufficient?
12. Committee's representative organization's logos incorporated into posts of Boards.

Mr. Schutt indicated that Rotary and Shoreline Chamber of Commerce have each donated \$500 toward the cost of the Boards.

Other members of the Community Bulletin Board who addressed the Commission were: Don Ames, Gary Lakowsky, and Joe O'Farrell.

Mr. Ames suggested that the civic organizations with specific meeting times, such as Rotary, use the signposts to affix permanently the logos of these organizations.

## **NEW BUSINESS**

1. Application of Peter Andrade for a Special Permit to operate a Fast Food Restaurant (Dunkin Donuts) at 255 Main St., Niantic, CT, East Lyme Map 12.1, Lot 107.

Mr. Mulholland will be asked to schedule this for a public hearing on the next available date.

2. Comments from the Planning Commission Representative

Matt Bonin informed the Commission that the Plan of Conservation and Development is being prepared for final printing. He stated that the Commission had discussed the Tomaszek gravel operation and forwarded comments to the Zoning Commission. He added that the Orchard Subdivision is still in courts.

**Motion (4):** Mrs. Cone moved to adjourn the meeting at 8:50 PM.  
Mr. Chamberlain seconded the motion.  
Vote in favor: (6-0), Unanimous.

Respectfully submitted,



Anita M. Bennett  
Recording Secretary  
19 May 2000