

EAST LYME ZONING COMMISSION

Regular Meeting

FILED IN EAST LYME TOWN
CLERK'S OFFICE

October 5, 2000

MINUTES

Oct 10 20*00* at *12:15* **AM**
PM

Esther B. Williams

EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Regular Meeting on October 5, 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, Ed Gada, David Chamberlain, Norman Peck, and Alternates Donna Orefice and Mark Nickerson.

Absent: Shawn McLaughlin, and Robert Bulmer.

Also present: William Mulholland, Zoning Officer

I. PLEDGE OF ALLEGIANCE

II. PUBLIC DELEGATION

None

III. REGULAR MEETING

A. Acceptance of Minutes

Motion (1): Mrs. Cone moved to approve the Minutes of the August 3, 2000 meeting of the Zoning Commission.
Mr. Gada seconded the motion.
Vote in favor: (5-0), Unanimous. Mr. Weber, Mr. Gada, Mrs. Orefice, Mr. Nickerson and Mrs. Cone.

Motion (2): Mr. Peck moved to approve the Motions of the September 21, 2000 meeting of the Zoning Commission.
Mr. Chamberlain seconded the motion.
Vote in favor: (4-0), Unanimous. Mr. Weber, Mr. Gada, Mr. Chamberlain, and Mr. Peck. Mrs. Cone abstained.

- Motion (3):** Mr. Weber moved to add to the agenda discussion on the application of Robert N. Dees, 233 Upper Pattagansett Rd., East Lyme, for a Special Permit to operate a farm and board horses.
Mrs. Cone seconded the motion.
Vote in favor: (5-0), Unanimous – Mr. Weber, Mr. Gada, Mrs. Orefice, Mr. Chamberlain and Mr. Peck.

B. Application of Robert N. Dees, 233 Upper Pattagansett Road, East Lyme, for a Special Permit to operate a farm and board horses.

- Mr. Mulholland stated that in his opinion, the applicant has met all Zoning Codes. Mr. Peck inquired as to the process should the applicant wish to sell products. Mr. Mulholland stated that if the applicant wished to introduce a roadside stand, for example, they would be required to re-apply since the Regulations specifically require a Special Permit for a roadside stand, which is an activity considered to be a retail operation.
- Mr. Peck inquired if, should the applicant receive money for boarding horses, a Special Permit would be required for a retail operation. Mr. Mulholland indicated that if the Commission approves this application, receiving money for boarding horses would be appropriate under the Regulations.
- Mrs. Cone opened discussion related to the applicant's neighbor's (Mr. Joseph Korineck) concern regarding protecting his well from contamination due to run off from the grazing area/field adjacent to his property. Mr. Weber stated that the Department of Health has jurisdiction and can deal with that issue should it arise. Mr. Gada added that one has 15 days to appeal the decision and can at any time discuss his concern with Town Sanitarian Mr. Calkins.
- Mr. Weber stated that the boarding of horses and the keeping of livestock or anything authorized in Sec. 25.5, 4.2.5 and 4.2.3 are in harmony with the area and good for the community.
- Motion (4):** Mrs. Cone moved to approve the application of Robert N. Dees, 233 Upper Pattagansett Rd., East Lyme for a Special Permit to operate a farm and board horses.
Mr. Peck seconded the motion.
Vote in favor: (5-0), Unanimous. Mr. Weber, Mr. Gada, Mrs. Cone, Mr. Chamberlain and Mr. Peck.
- Reason: Conforms with the East Lyme Zoning Regulations.
- Effective upon publication.

IV. OLD BUSINESS

A. Subcommittees

1. Architectural Reviews

Mr. Peck stated that he would like to meet with the subcommittee members following adjournment to schedule a meeting.

2. Gateway Planned Development District

Mr. Peck and Mrs. Orefice attended the September 25, 2000 community meeting regarding the East Lyme, the southeastern CT region's economic future and other matters. Mrs. Orefice stated that it was very informative for the community, however, much of what was discussed the Zoning Commission has discussed in the past.

V. NEW BUSINESS

1. Correspondence – none

2. Any Business on the floor, if any by the majority vote of the Commission. – Mrs. Cone

- A. Mrs. Cone opened discussion regarding neon signs. Mr. Weber indicated that about two weeks ago, the Zoning Dept. sent out letters to those in violation of neon sign regulations and that the Zoning Officer will be enforcing the regulation. Mr. Weber stated that, in his opinion, if the town feels the regulation should be revised, a public hearing would be scheduled.

Mrs. Orefice inquired if there were any neon signs that were grandfathered. Mr. Mulholland stated that the regulations were revised approximately 10 years ago and the code does not allow permanent signs in the window. If the sign predates those regulations, they are grandfathered.

- B. Mrs. Cone opened discussion regarding cars for sale at the corner of Flanders Rd. and King Arthur Dr. Mr. Mulholland stated that the cars were ticketed last week. Mr. Weber stated that the Zoning Official should be alerted of any violation of the Zoning Regulations.

3. Zoning Official

Mr. Mulholland stated that a new motel is under construction on King Arthur Drive, which will have 70 units. The planned indoor swimming pool was removed because Mr. Calkins, Sanitarian, required State approval, which will required approximately one year. At that time the motel will retrofit the pool. Crescent Point Assisted Living Facility is completing construction. There have been several inquiries regarding the Tri-County property in the Industrial Park.

4. Mr. Weber reminded the Commission of their responsibility to attend Planning Commission meetings when they are the scheduled liaison.

5. Adjournment

Motion (5): Mrs. Cone moved to adjourn the meeting at 8:25 PM.

Mr. Gada seconded the motion.

Vote in favor: (5-0), Unanimous. Mr. Weber, Mr. Gada, Mrs. Cone, Mr. Chamberlain and Mr. Peck.

Respectfully submitted,



Anita M. Bennett
Recording Secretary
6 October 2000