

**EAST LYME ZONING COMMISSION**

**REGULAR MEETING**

**July 12, 2001**

**MINUTES**

FILED IN EAST LYME TOWN  
CLERK'S OFFICE

July 18 20 01 at 12:00 AM  
PM

*Esther B. Williams*

EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Regular Meeting on Thursday, July 12, 2001 at the Town Hall, 108 Pennsylvania Ave., Niantic, CT. Mr. Bulmer called the meeting to order at 7:31 PM.

PRESENT: Robert Bulmer, David Chamberlain, Shawn McLaughlin, Norman Peck, Alternates Mark Nickerson, and William Dwyer.

Absent: Athena Cone, Ed Gada, and Alternate Donna Orefice.

Also present: William Mulholland, Zoning Officer.

**I. PLEDGE OF ALLEGIANCE**

**II. PUBLIC DELEGATION – none**

**III. PUBLIC HEARING**

Application of Timothy B. Yuhas for a Special Permit to construct and operate a fitness-training studio (commercial club) at 57 Crescent Avenue, Niantic, CT.

Application withdrawn by applicant. There will be no Public Hearing on this item, nor will there be any action taken on this item.

**IV. REGULAR MEETING**

A. Call to Order: Mr. Bulmer called the meeting to order at 7:31 PM.  
Mr. Nickerson and Mr. Dwyer, Alternates, will sit on the panel along with regular members present.

B. Acceptance of the Minutes of June 21, 2001  
Tabled until the next Regular Meeting.

C. Application of Timothy B. Yuhas for a Special Permit to construct and operate a fitness-training studio (commercial club) at 57 Crescent Avenue, Niantic, CT.

Application withdrawn by applicant

D. Application of David Coonrod for a Coastal Site Plan Review to construct a single family dwelling at 10 Manwaring Road, Niantic, CT, Tax Assessor Map 82, Lot #173 at Oak Grove Beach.

Mr. Bulmer read into the record:

1. Letter to the East Lyme Zoning Commission from William Mulholland, Zoning Official dated July 12, 2001.

David Coonrod, Niantic, CT, surveyor and applicant along with Joe Loda pointed out page 3 of the CAM Review Application which identifies the Coastal Land and Water Resources on the site as (I-F) Tidal Wetlands. Mr. Coonrod presented a site plan and pointed out the land areas swapped with the abutting property owners in order that the house could be constructed totally outside the flood zone area. Mr. Coonrod also pointed out the tidal wetlands. The proposed deck (12 feet x 24 feet) will be placed on footings in a wetland area (approximately 12 sf will be disturbed). The footings will be concrete tubes allowing for a minimum disturbance in the flood plain and a minimum amount of filling (approx. 10sf). All excess material will be removed from the site and all disturbed areas seeded. There will be no grading change, as the area is relatively flat. Silt barriers for soil erosion control will be installed and maintained until all disturbed areas are stabilized. There are no adverse impacts on coastal resources.

Mr. Bulmer pointed out a spelling error on page 2 of the CAM Application, item B, line 10 should read, "all excess (rather than "exceed") material will be removed.....".

- MOTION (1):** Mr. Nickerson moved to approve the application of Joe Loda and David Coonrod for a Coastal Site Plan Review to construct a two story single family dwelling at 10 Manwaring Road, Niantic, CT, Tax Assessor Map 8.2, Lot #173.  
Mr. Dwyer seconded the motion.  
Vote in favor: (6-0), Unanimous.  
For the following reason: application found to be consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impact.

**V. OLD BUSINESS**

1. Subcommittee

- A. Backlots Mr. Nickerson and Mr. Dwyer will represent the Zoning Commission on the joint subcommittee. Mr. Nickerson reported that no activity has taken place.

Mr. Bulmer stated that he would write to the Chair of the Planning Commission to facilitate the subcommittee action. Mr. Mulholland stated that he would obtain convenient dates and times for the four members of the subcommittee to meet.

**VI. NEW BUSINESS**

1. Correspondence

Mr. Bulmer read a letter from Kathy Jones, Chair of the Planning Commission regarding copies of the 1999 Plan of Conservation and Development. Mr. Bulmer indicated that there is a copy in the Zoning Office for any member of the Commission to reference until such time as copies can be obtained.

2. Zoning Board Liaison to Planning Commission – none

3. Any business on the floor by the majority vote of the Commission. - none

4. Zoning Official - none
5. Zoning Board Liaison to Planning Commission – Mr. Robert Bulmer, Tuesday, July 17, 2001
6. Chairman's Report - none

**MOTION (2):** Mr. Dwyer moved to close the Meeting at 7:54 PM.  
Mr. McLaughlin seconded the motion.  
Vote in favor: (6-0), Unanimous.

Respectfully submitted,



Anita M. Bennett  
Recording Secretary  
18 July 2001