

**EAST LYME ZONING COMMISSION**

**REGULAR MEETING**

**June 21, 2001**

**MINUTES**

FILED IN EAST LYME TOWN  
CLERK'S OFFICE

June 22 2001 at 3:05 <sup>AM</sup> <sub>PM</sub>  
*Ethel B. Williams*  
EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Regular Meeting on Thursday, June 21, 2001 at the Town Hall, 108 Pennsylvania Ave., Niantic, CT. Mrs. Cone called the meeting to order at 7:32 PM.

**PRESENT:** Secretary Athena Cone, Ed Gada, Norman Peck, Alternates Donna Orefice, and William Dwyer.

**Absent:** Chairman Robert Bulmer, Shawn McLaughlin, David Chamberlain, and Alternate Mark Nickerson. William Mulholland, Zoning Officer.

**Also present:** Rose Ann Hardy, ex-officio.

I. Pledge of Allegiance

II. Public Delegations – none

III. Public Hearing – none

IV. Regular Meeting

A. Call of the Regular Meeting of the Zoning Commission to order.

Mrs. Cone called the meeting to order at 7:30 PM. Mr. Dwyer and Mrs. Orefice will sit on the panel.

B. Acceptance of the Minutes of May 3, 2001.

Tabled until the next regular meeting.

C. Acceptance of the Minutes of June 7, 2001.

Tabled until the next regular meeting.

D. Application of Michael and Jane Brothers for a Coastal Site Plan review to repair a seawall at 30 Atlantic Street, Niantic, CT.

Mr. Gada read into the record a letter to William Mulholland, Zoning Official from Michael and Jane Brothers.

Mrs. Orefice read into the record a letter to the Zoning Commission from William Mulholland, Zoning Official dated June 20, 2001.

The property is located in the Crescent Beach Association's zoning district and falls under their authority for zoning purposes. However, the East Lyme Zoning Commission, as mandated by the State, has responsibility for Coast Site Plan reviews.

Mr. Gada inquired if the seawall was to be removed. Mr. Peck inquired if the wall was angled.

Mrs. Cone read the Application for Coastal Site Plan Review, Sections IIA, IIB, IIIA, IIIB.

Mrs. Jane Brothers, 30 Atlantic Ave., Niantic indicated that the seawall was to be repair and would maintain the same design and angle as the existing wall. As indicated in the application, "precast concrete masonry units will be used to restore the seawall to its pre-repair height and configuration." Mrs. Brothers stated that the seawall was damaged during several nor'east storms last winter. She indicated that only that portion of the seawall that was damaged would be repaired.

**MOTION (1):** Mr. Peck moved to approve the application of Michael and Jane Brothers for a Coastal Site Plan review to repair a seawall at 30 Atlantic Street, Niantic, CT.

Mr. Dwyer seconded the motion.

Vote in favor: (5-0), Unanimous.

For the following reasons: Application found to be consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts.

V. Old Business

A. Subcommittees

1. "Backlots"

Mr. Dwyer indicated that he and Mr. Nickerson, zoning members of the subcommittee, are awaiting the Planning Regulations regarding backlots.

VI. New Business

A. Application of Granville R. Morris to amend Section 21.1.3 and Section 21.1.5 (Non-conformities) of the East Lyme Zoning Regulations.

Mrs. Cone will request Mr. Mulholland schedule a Public Hearing at the first available date.

B. Correspondence – none

C. Zoning Liaison to the Planning Commission Meeting 6/19/01 – Norm Peck.

Mr. Peck reported on the June 19, 2001 meeting of the Planning Commission including the following:

1. A 2-lot subdivision on Hathaway Rd., which is awaiting Conservation Commission approval.
2. A Public Hearing scheduled in July for a 7-lot subdivision at 191 Upper Pattagansett Rd.
3. An extension of Dean's Ridge development, 6-lot subdivision. A Public Hearing is scheduled for July 17, 2001.
4. The Planning Commission is working on new Subdivision Regulations.
5. Discussion of Fee Structure. A study was conducted on the cost to developers of the permitting process for a subdivision. The cost of Staff for a 100-lot subdivision is approximately \$16,000. A proposal will be submitted to the Board of Selectmen to increase the fee structure for applications.

6. Information received at a workshop recommended each member of the Board concentrate on one aspect of an application review so as to specialize and focus on specific areas without duplicating other Board members.
7. Plan of Development: some have been printed, however, efforts are being made to secure funding for additional copies.
8. A part-time Environmental Planner, Bill Shear, has been hired.
9. A new Zoning map is being printed.

D. Ex-Officio

Mrs. Hardy reported back to the Commission, per their request, that the Zoning Commission has control of the siting of telecommunication towers if not located on property that is Town controlled. The water tank on Roxbury Rd. is under Water & Sewer Commission control and the Water Department is categorized as an Enterprise Commission and has jurisdiction.

VII. Adjournment

**MOTION (2):** Mrs. Orefice moved to close the Meeting at 8:00 PM.  
Mr. Gada seconded the motion.  
Vote in favor: (5-0), Unanimous

Respectfully submitted,



Anita M. Bennett  
Recording Secretary  
22 June 2001