

**EAST LYME ZONING COMMISSION**

**REGULAR MEETING**

**May 3, 2001**

**MINUTES**

FILED IN EAST LYME TOWN  
CLERK'S OFFICE  
5/7, 01 at 9:30 AM/PM  
L. O. Blais, etc.  
EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Regular Meeting on Thursday, May 3, 2001 at the Town Hall, 108 Pennsylvania Ave., Niantic, CT. Mr. Bulmer called the meeting to order at 7:32 PM.

PRESENT: Chairman Robert Bulmer, Secretary Athena Cone, Norman Peck, Alternates William Dwyer and Donna Orefice, Ex-Officio Rose Ann Hardy.

Absent: Shawn McLaughlin, David Chamberlain, Ed Gada and Mark Nickerson and William Mulholland, Zoning Officer

Panel: Chairman Robert Bulmer, Secretary Athena Cone, Norman Peck, Alternates William Dwyer and Donna Orefice,

**I. PLEDGE OF ALLEGIANCE**

**II. PUBLIC DELAGTION – NONE**

**III. PUBLIC HEARING – NONE**

**IV. REGULAR MEETING**

A. Mr. Bulmer called the meeting to order at 7:32 PM.

B. Acceptance of the Minutes of the March 1<sup>st</sup> and March 22<sup>nd</sup> 2000 Meetings.

- a. March 1, 2001 Minutes - Postponed until the next meeting.
- b. March 22, 2001 Minutes

**MOTION (1):** Mrs. Cone moved to accept as amended the Minutes of March 22, 2001.

Mrs. Orefice seconded the motion.

Discussion: Mr. Bulmer stated that Motion (2) on page 3 of 4 should read: "Section 8.3.5 "HEIGHT: No building..."

Vote in favor: (5-0), Unanimous

C. Request of Jeffrey A. McNamara, agent for Webster Scott, for a three (3) month extension of the existing Special Permit granted to construct 38 units of Elderly Housing at 33 Dean Rd., East Lyme, CT.

Mrs. Cone read into the record:

1. Letter from Jeffrey A. McNamara of McNamara & McNamara to William Mulholland, Zoning Officer requesting extension of Special Permit dated April 21, 2001.
2. Letter from William Mulholland, Zoning Official to the Zoning Commission dated May 3, 2001.

Mr. Webster Scott, 63 Scott Rd., East Lyme, CT indicated that he is still working with the CT Dept. of Environmental Protection for a wastewater discharge permit and anticipates a preliminary decision within two weeks.

**MOTION (2):** Mrs. Cone moved to extend for three months the existing Special Permit granted Webster Scott to construct 38 units of elderly housing at 33 Dean Rd., East Lyme, CT. Mrs. Orefice seconded the motion.  
Vote in favor: (5-0), Unanimous.

## V.

### **OLD BUSINESS**

#### 1. Subcommittees

##### A. Backlots

Mrs. Cone read into the record:

1. Letter from Robert J. Bulmer, Chairman, Zoning Commission to Kathleen Jones, Chairperson, Planning Commission dated April 3, 2001.

Mr. Bulmer stated that he attended the Planning Commission meeting on April 17, 2001 and spoke with Mrs. Jones. They agreed to recommend the Planning Director, Jeanne Davies, and the Zoning Official, William Mulholland meet to work out a common set of Backlot Regulations acceptable to the Planning and to the Zoning Commissions. Mr. Bulmer stated that currently the two sets of Regulations on Backlots differ in that the Zoning Regulations require only a Right-of-Way, i.e., the 25-ft. ROW is included in the frontage requirement and the Planning Regulations requires ownership. With ownership, the required frontage excludes the Right-of-Way (typically a minimum of 25-feet).

Following Mrs. Davies' and Mr. Mulholland's recommendations, a subcommittee consisting of two members from each Commission (Planning and Zoning) review and make appropriate changes, if any, before presenting a final proposal to the Commissions.

Mr. Bulmer recommended two Alternates serve on the subcommittee suggested Mr. Dwyer and Mr. Nickerson as members. Mr. Dwyer stated he would serve. Mr. Bulmer will speak with Mr. Nickerson.

Mr. Bulmer will send a letter to Mrs. Jones indicating that the Zoning Commission has two members for the subcommittee.

VI.

**NEW BUSINESS**

A. Application of Timothy B. Yuhas for a Special Permit (Section 11.2.4) to operate a personal training facility in the existing building at 34 Industrial Park Rd., Niantic, CT.

Mr. Bulmer will direct Mr. Mulholland to schedule a Public Hearing for the next available date.

B. Telecommunications Facilities

Mr. Bulmer read from the SE Connecticut Council of Governments Newsletter concerning telecommunications towers. He stated that under existing State Law, the CT Siting Council has jurisdiction over the siting of cellular towers, while municipalities have jurisdiction over the siting of PCS towers. Mr. Mulholland has developed proposed telecommunications facilities regulations, which were presented to the Commission members. Although the Town cannot control the number or location of towers, the Siting Council must consider the Town Regulations.

Mr. Bulmer will direct Mr. Mulholland to schedule a Public Hearing and suggested June 7, 2001.

C. Correspondence

Mrs. Cone read a Memo from Marvin Schutt, Committee Coordinator, Bulletin Board Committee.

D. Liaison assignment to Planning Commission, May 15, 2001 – Mark Nickerson

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

**MOTION (3):** Mrs. Cone moved to add to the agenda the application of Rick and Lorraine Whitmyre for a Coastal Site Plan Review for the property located at 23 Ridgewood Rd., Niantic, CT. Mr. Dwyer seconded the motion.  
Vote in favor: (5-0), Unanimous.

Mr. Bulmer will direct Mr. Mulholland to schedule a Public Hearing for the next available date.

F. Zone Official – none

G. Chairman's Report

Mr. Bulmer updated the Commission on project completions.

Recently Completed: Crescent Point, Dunkin Donuts, Movie Gallery, US Post Office  
Under Construction: Niantic Dental Associates, Sleep Inn, Olympic Pizza, Book Barn and Nathan Hale Elderly Housing

H. Comments from Planning Representative - none

I. Comments of Ex-officio - none

J. Adjournment

**MOTION (4):** Mrs. Cone moved to adjourn the meeting of the Zoning Commission at 8:18 PM.  
Mrs. Orefice seconded the motion.  
Vote in favor: (5-0), Unanimous.

Respectfully submitted,



Anita M. Bennett  
Recording Secretary  
May 4, 2001