

East Lyme Zoning Commission
Regular Meeting
April 8, 1999
Minutes

FILED IN EAST LYME TOWN

CLERK'S OFFICE

Apr 13, 1999 at 10:10 AM PM

Esther B. Williams

EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Regular Meeting on April 8, 1999 at Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut 06357. Paul Formica, Chairman, called the Meeting to order at 7:34 PM.

PRESENT: Paul Formica, Chairman, Athena Cone, Secretary, Norman Peck, Shawn McLaughlin, Daniel Price and Alternates William Weber, Robert Bulmer, William Dwyer.
Also Present: Rose Ann Hardy, ex-officio, William Mulholland, Zoning Officer. Meg Parulis, Land Use Coordinator

Absent: None

Mr. Formica opened the meeting at 7:34 PM. He noted that Mr. Price and Mr. Peck had not arrived at this time. He seated the Alternates Dwyer, Bulmer and Weber. He noted that Item 3 under Regular Meeting was the election to fill a Commission vacancy. Should the absent Commissioners not arrive this evening and since Alternates are not eligible to vote, this agenda item would be stricken.

I. Public Delegation

Joe Kwasniewski, 67 Walnut Hill Rd. asked where Route 11 would be going through the Town of East Lyme.

Walt Prochorena, 420 Boston Post Road indicated that he thought that the State is favoring widening Routes 82 and 85

II Regular Meeting

A. Approval of Minutes

Motion (1): Mrs. Cone made a motion to adjust the agenda to indicate the under Regular Meeting,, Item #2 "Acceptance of the minutes of March 4, 1999 Meeting", should be "...minutes of March 18, 1999".

Mr. Dwyer seconded the motion.

Vote in favor: (6-0). Mr. Formica, Mrs. Cone, Mr. McLaughlin, Mr. Weber, Mr. Bulmer, and Mr. Dwyer.

Mr. Peck arrived for the Meeting at this time, 7:40 PM, and will replace Mr. Weber.

Motion (2): Mrs. Cone moved to approve the Minutes of the Regular Meeting of March 18, 1999.

Mr. Dwyer seconded the motion.

Vote in favor: (4-0), Mr. Peck and Mr. McLaughlin abstained.

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B. Election to Fill Commission Vacancy

Mr. McLaughlin nominated Mr. Weber to fill the Full Member position on the Commission.

Mr. Peck seconded the nomination.

Mr. Formica called three times for further nominations. There being none, nominations were closed.

Mr. Formica called a vote. Vote in favor: (4-0) – Mr. Formica, Mrs. Cone, Mr. Peck and Mr. McLaughlin.

Mr. Weber will be sworn in as a regular member by the Town Clerk, Esther Williams.

C. Old Business

1. Elderly Housing

Mr. Bulmer and Mr. Dwyer presented a Memorandum to the Commission regarding their review of the Zoning Regulations (CA and SU) regarding Elderly Housing. The subcommittee had also reviewed the Zoning Regulations of three other towns dealing with Elderly Housing. Each Regulation reviewed was divided into: Para. A – Prior to January 1999 modification.

Para B – Zoning Regulation as of January 1999 modification. The Town Attorney, upon reviewing this modification, recommended that the reference to the ZO enforcing Federal Regulations be removed. Mr. Mulholland stated that he is awaiting a fax from the Town Attorney delineating the reasons for this recommendation.

Para C. reflects the Zoning Regulations with the Town Attorney recommendation included.

Para D - the subcommittee recommendations.

Mr. Bulmer reviewed the Memorandum item by item with the Commission.

Mr. Formica recommended the Commissioners review the Memorandum for the next Regular Meeting, April 22, 1999

Mr. Price, who arrived at 7:45 PM, replaced Mr. Dwyer on the panel at this time.

2. Oswegathchie Hills 3:5 Acre Zoning

Mr. Formica introduced and recognized Meg Parulis, Land Use Coordinator. Mrs. Parulis reviewed in detail the informational packet distributed to the Commission. Included was a basic outline and summary of what the regulations were intended to accomplish. She noted that there are three groups of regulation changes being examined, including the creation of the Greenway Conservation District – up-zoning of what is presently now zoned as RU120, cluster development regulation changes and minimal area buildable land.

It was the consensus of the Commission to continue discussion at the next Regular Meeting allowing the members the opportunity to examine the material in more detail.

3. Special Use Zoning – Elderly (SU-E)

Mr. Formica recommended that the Commission review these recommended zone changes presented by Mr. Mulholland in conjunction with the Elderly Housing recommendations presented previously in the meeting by Mr. Bulmer.

Mr. Formica noted that this zone would not eliminate the SU zone.

D. New Business

1. Application of Robert D. Tobin, agent for West Hill, LLC, for a Special Permit to construct 15 units of Elderly Housing at 237 Flanders Rd., East Lyme, CT.

Mr. Mulholland will schedule for Public Hearing at the next available date.

2. Application of Benjamin Orvedal to modify the existing gravel stockpile Special Permit for 239 Flanders Rd., East Lyme, CT

Mr. Mulholland will schedule for Public Hearing at the next available date.

3. Correspondence

a. Quarterly Report

b. Newsletter

4. Any business on the floor, if any, by the majority vote of the Commission. - None

5. Zoning Official – Mr. Mulholland stated that the Zoning Office has been very busy and the Office Staff have been doing a great job under the circumstances.

6. Comments from Planning Representative – None

7. Comments from Ex-Officio - None

8. Adjournment

Motion (3):

Mrs. Cone made a motion to adjourn the meeting at 9:00 PM.

Mr. Price seconded the motion.

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

Respectfully submitted,



Anita M. Bennett

Recording Secretary