

Sept 2, 1997 at 4:30 ^{AM} _{PM}*Esther B. Williams*

EAST LYME TOWN CLERK

TOWN OF EAST LYME

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

ZONING COMMISSION

MINUTES
 EAST LYME ZONING COMMISSION
 PUBLIC HEARING
 THURSDAY, AUGUST 21, 1997
 EAST LYME TOWN HALL

CALLED TO ORDER

Wayne Fraser called the Public Hearing of the East Lyme Zoning Commission to order at 7:30 p.m. on August 21, 1997 at the East Lyme Town Hall in Niantic, Connecticut.

ATTENDANCE

Three regular members were in attendance: Wayne Fraser, Chris Mullaney and Bill Dwyer. Two alternate members were in attendance: Shawn McLaughlin and Donn Jourdan.

PUBLIC DELEGATION

Dr. Harold Kaplan, Planning Commission, of 8 Hathaway Road stated that he believed there was a typo on the Agenda for the East Lyme Zoning Commission's Special Meeting.

Wayne Fraser noted that there was time set aside in the regular meeting to address this matter.

PUBLIC HEARING #1

East Lyme Zoning Commission proposal to amend Section 20.20.6 (Liquor for Standard Restaurants) of the East Lyme Zoning Regulations of the East Lyme Zoning Commission.

Wayne Fraser indicated that William Dwyer would be acting secretary for the meeting. William Dwyer stated that the Public Hearing had been properly advertised and that he had copies of the advertisement.

Bill Dwyer read the following into record:

1. Proposed Regulation Amendment and the Current Regulation
2. Letter from Southeastern Connecticut Council of Governments Regional Planning Commission to Athena Cone dated

July 29, 1997. Mr. Dwyer read only the contents pertaining to this Public Hearing.

3. Letter from Alice Johnson, Planning Department, to Wayne Fraser dated August 20, 1997.

Jim Lagrotteria of 20 Lincoln Street stated that the letter from the Planning Department spoke of the Yale study which was not accepted yet and should not be part of the record. He asked who grants the liquor license. Wayne Fraser stated that the state did and Bill Mulholland explained the process.

Jim Lagrotteria asked about the distances the restaurants would be from schools. William Dwyer stated that it would be 500 feet.

Bill Mulholland explained the term "notwithstanding" relative to the regulations.

Bill Dwyer stated that schools are 500 feet now.

Chris Mullaney stated that the purpose of this amendment is to allow standard restaurants to serve liquor and that should be made clear.

Gary Lakowsky stated that the term "notwithstanding" would have to be removed and the distances changed.

Bill Mulholland stated that was the long way to achieve the same thing.

Wayne Fraser stated that the Commission to review their original intent and argue the rest later.

Chris Mullaney stated that all of 20.20 needed to be clear and concise and that the regulations all needed to march to the same drummer.

Wayne Fraser asked what was currently in the CB Zone as far as education.

Bill Mulholland stated that there were three churches and one school as far as he knew.

Jim Lagrotteria stated that the Seashell Restaurant was 175 feet, 200 feet max from the Storefront Church, he asked what would happen if they went out of business and he bought the place and opened it.

Bill Mulholland stated that in 90 days it would expire.

Jim Lagrotteria stated that he recommended the Commission go back and work on it.

Wayne Fraser continued the Public Hearing at 8:10 until the next regularly schedule meeting.

PUBLIC HEARING #2

East Lyme Zoning Commission proposal to amend Section 25.4.3 by adding new Section 25.4.3-1 to require the posting of a Public Notice Sign for Special Permit applications.

Bill Dwyer read the following items into record:

1. Continued with letter from Southeastern Connecticut Council of Governments Regional Planning Commission to Athena Cone dated July 29, 1997.
2. Letter from Alice Johnson, Planning Department, to Wayne Fraser dated August 20, 1997.
3. Proposed regulation amendment adding 25.4.3-1.

Chris Mullaney stated that the size of the sign should be the same and that four inches was easily read from the road.

Gary Lakowsky stated that the Town Hall telephone number should be on the signs.

Jim Lagrotteria stated that the amendment referred to two lane highway and he thought it should be on all highways.

Bill Dwyer stated that the Town Hall's telephone number being on the sign was a good idea.

Wayne Fraser closed the Public Hearing at 8:20 p.m.

PUBLIC HEARING #3

East Lyme Zoning Commission proposal to amend the Zoning Regulations to permit Bed & Breakfast (B & B's) and Inns as a Special Permit Use in R-10 and R-12 Zoning Districts and to eliminate hotels, motels and tourist hoes as a use in Rural Zoning Districts (RU-80/RU-40 Zones).

Bill Dwyer read the following items into record:

1. Final part of letter from Southeastern Connecticut Council of Governments Regional Planning Commission to Athena Cone dated July 29, 1997.
2. Letter from Alice Johnson, Planning Department, to Wayne Fraser dated August 20, 1997.

Wayne Fraser read regulation changes relative to Bed & Breakfasts.

Jim Lagrotteria went through all the changes he had to verify that they were the same as the Commissions. He asked the Commission why they were picking on R-10 and R-12 Zones.

Bill Mulholland stated that these areas are close to the Village.

Wayne Fraser recommend that the Commission withdraw this matter and send it back to subcommittee asking Mr. Lagrotteria to sit on the subcommittee.

The Commission withdrew the proposal.

Wayne Fraser closed the Public Hearing at 8:50 p.m.


Heather S. Paul, Recording Secretary