

File in East Lyme Town  
Clerk's Office

12/17, 1997 AT 9:30 <sup>AM</sup> PM

TOWN OF EAST LYME

*L. A. Blair, etc.*  
East Lyme Town Clerk

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

ZONING COMMISSION

MINUTES  
EAST LYME ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, DECEMBER 4, 1997  
EAST LYME TOWN HALL

CALLED TO ORDER

Athena Cone called the Regular Meeting of the East Lyme Zoning Commission to order at 7:30 p.m. on December 4, 1997 at the East Lyme Town Hall in Niantic, Connecticut.

ATTENDANCE

Three regular member were in attendance: Athena Cone, Norman Peck and Paul Formica. One alternate member was in attendance: Shawn McLaughlin

PUBLIC DELEGATIONS

No one wished to speak under Public Delegations.

MINUTES OF NOVEMBER 20, 1997

The Commissioners had not received copies of the minutes of the November 20, 1997, and therefore they did not vote on acceptance of them.

NEW BUSINESS

Athena Cone read into record correspondence to Esther Williams from Wayne Fraser regard his resignation as Chairman of the Zoning Commission.

Athena Cone introduced Roseanne Hardy as the new ex-officio for the Zoning Commission.

Roseanne Hardy invited the Commissioners to make nominations for the new Chairman for the Commission.

Shawn McLaughlin nominated Paul Formica as the new Chairman of the Zoning Commission. Athena Cone seconded the nomination. Three members were in favor. None were opposed. The Commissioners welcomed Mr. Formica as the new Chairman.

Roseanne Hardy invited the Commissioners to make nominations for the Secretary for the Commission.

Paul Formica nominated Athena Cone as the Secretary of the Zoning Commission. Norman Peck seconded the nomination. Three members were in favor. None were opposed.

Paul Formica stated that Shawn McLaughlin would be sitting on the Commission and that two new alternates had already been sworn in: Dennis Price and Bob Bulmer.

The regular meeting was closed at 7:42 p.m. and re-opened at 8:20 p.m.

#### APPLICATION OF ROBERT TOBIN

Paul Formica suggested continuing the discussion of the application until the next meeting in order to let the new Commissioners review regulations and procedures.

Bill Mulholland noted that it was appropriate for the new Commissioners to speak with him regarding the regulations and procedures.

#### APPLICATION OF PAUL AND NANCY BOLLO

Athena Cone read into record a Memo from Bill Mulholland to the East Lyme Zoning Commission.

Dave Coonrod introduced himself as agent for Mr. Bollo. He reviewed the proposed plan and read the application into record.

Athena Cone moved to approve the Application of Paul and Nancy Bollo for a Coastal Site Plan Review to construct a single family dwelling at 2 Whitecap Road, Niantic, Connecticut. Norman Peck seconded the motion. Six members were in favor of the Application. None were opposed. The motion passed for the following reason: Application found to be consistent with all applicable coastal policies and includes all reasonable measure to mitigate adverse impacts.

Athena Cone moved to move Dennis Price from an alternate member to a regular member. Norman Peck seconded the motion. Four members were in favor. None were opposed. One member abstained from the vote. The motion carried.

#### SUBCOMMITTEES

Bill Mulholland stated that Jean Davies would be attending the January 8, 1998 regular meeting to discuss the Exit 74 Corridor.

Bill Mulholland stated that a subcommittee for Bed and Breakfasts had been established this past year, consisting of Jim Lagrotteria, Jean Davies and himself. He noted that the staff had indicated that the subject should be taken to Public Hearing.

Mr. Lagrotteria indicated that he did not think the matter was ready to be taken to Public Hearing. He indicated that RU 80 and RU 40 Zones needed to be straightened out and that a complete package should be done before taking the matter to Public Hearing.

Paul Formica stated that he wanted to wait until the January 8, 1998 meeting when Jean Davies would be present. He stated that he would like Jim Lagrotteria, Dennis Price, Bill Mulholland, Jean Davies and himself to sit down together to discuss the issues still outstanding.

Paul Formica asked about the Sign Committee. Bill Mulholland indicated that he would be sending out copies of the report to the Commissioners.

Norman Peck stated that he would like to discuss a Neighborhood Business Zone. He stated that he would like to bring an informal proposal to the next meeting.

Paul Formica indicated that Norman Peck could do so at the January 8, 1997 meeting.

Bill Mulholland stated that the new Zoning Regulations were done.

#### ADJOURNMENT

Athena Cone moved to adjourn the meeting at 8:55 p.m. Bob Bulmer seconded the motion. All members were in favor of the motion and the meeting was adjourned.



Heather S. Paul  
Recording Secretary