

TOWN OF EAST LYME

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

ZONING COMMISSION

MINUTES
EAST LYME ZONING COMMISSION
PUBLIC HEARING
THURSDAY, DECEMBER 4, 1997
EAST LYME TOWN HALL

FILED IN EAST LYME TOWN
CLERK'S OFFICE
12/17, 1997 at 2 (AM/PM)
Esther B. Williams
EAST LYME TOWN CLERK

CALLED TO ORDER

Athena Cone called the Public Hearing of the East Lyme Zoning Commission to order at 7:42 p.m. on December 4, 1997 at the East Lyme Town Hall in Niantic, Connecticut.

ATTENDANCE

Four regular members were in attendance: Paul Formica, Norman Peck, Athena Cone and Shawn McLaughlin. Two alternate members were in attendance: Dennis Price and Bob Bulmer.

PUBLIC HEARING #1

The application of Robert D. Tobin, agent for Overdahl Builders Incorporated for a change of zone from RU40 to CA Commercial for the following property: East Lyme Assessor's Map 26, Lot 3.

Athena Cone read into record the following correspondence:

1. Letter from Tobin, Carberry, O'Malley, Riley & Selinger, P.C. to William Mulholland dated September 25, 1997.
2. Letter from Planning Commission to Wayne Fraser dated November 19, 1997.
3. Letter from SCCOG to Athena Cone dated August 28, 1997.
4. Memo from William Mulholland to East Lyme Zoning Commission dated December 4, 1997.

Mr. Bob Bulmer arrived at the meeting and indicated that he had read the package and was familiar with the application.

Attorney Tobin indicated that the subject real property consisted of 20.78 acres of land that is basically land locked. He discussed all of the land marks around the property to give the Commission an idea of exactly where the property was.

Attorney Tobin noted that the 1987 Plan of Development showed the property as commercial and stated therefore the application was in accordance with the plans of the Town.

Athena Cone asked about the accessibility to water and sewer. Attorney Tobin indicated that both were accessible.

Mr. Bulmer asked if homes in the area had been notified. Bill Mulholland stated that they had not and that it was not a requirement.

Shawn McLaughlin asked what road the property would access. Attorney Tobin indicated that it would be Flanders Road.

Attorney Tobin put the following items into record:

Exhibit A - Areal Photo
Exhibit B - Packed submitted
Exhibit C - 1987 Plan of Development
Exhibit D - Plan entitled "Future Land Use Area Proposed for Zone Change Flanders Road - Conn. Rt. 161 East Lyme, Conn. Prepared for Orvedahl Builders Date: Sept. 23, 1997 Scale: 1"=100' Angus McDonald/Gary Sharpe & Associates, Inc. Civil Engineers Planners Surveyors Old Saybrook, Connecticut".

Greg Hutchins of 21 Lincoln stated that he was in favor of the Application.

Bob Simpson of 30 Sleepy Hollow Road stated that he was against the Application. He stated that Mr. Reardon had come before the Board on a zone change that was also in accordance with the 1987 Plan of Development and was denied. He stated that 65% of the Town's People did not want anymore commercial land.

Bill Mulholland stated that Mr. Reardon's Application for a zone change was completely different.

Athena Cone noted that three of the current Commissioners were not on that Board.

Dave Coonrod of 17 Brainard Road stated that he was in favor of the Application and that is was the best use of the property.

Bob Bulmer stated that he was late because he had been tramping through the area, looking for homes that would be impacted and that the property would be perfectly consistent with others in the area.

Athena Cone closed the Public Hearing at 8:18 p.m.



Heather S. Paul, Recording Secretary