

Feb 11, 1999 AT 12:30 AM
PM

**East Lyme Zoning Commission
Regular Meeting
February 4, 1999
Minutes**

L. A. Blair, ATC
East Lyme Town Clerk

The East Lyme Zoning Commission held a Regular Meeting on February 4, 1999 at Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut 06357. Chairman Formica called the Meeting to order at 7:33 PM.

PRESENT: Paul Formica, Chairman, Athena Cone, Secretary, Daniel Price, and Alternates William Weber, Robert Bulmer, William Dwyer.

Absent: Christopher Mullaney, Norman Peck, Shawn McLaughlin, : William Mulholland, Zoning Officer Rose Ann Hardy, ex-officio.

I. Public Delegation

Joseph Kwasniewski, 67 Walnut Hill Rd. posed two questions to the Commission: (1) In what years was the first zoning Special Permit issued? (2) To whom was the first Special Permit issued and why was it granted?

II Regular Meeting

Mr. Dwyer, Mr. Weber and Mr. Bulmer will sit on the panel in the absence of Mr. Mullaney, Mr. McLaughlin and Mr. Peck.

A. Approval of Minutes of January 7, 1999

Mr. Bulmer noted a correction page 4 of 5 under New Business, Paragraph 1. It should be added that Mr. Dwyer, noting the limitations on Mr. Formica's time, volunteered to serve with Mr. Bulmer on the Subcommittee on Elderly Housing.

Mr. Formica stated that he would like time to review the minutes and all Commission members do not have copies of these minutes with them at this time, the approval of the minutes would be tabled until the next Zoning Commission meeting.

B. Old Business

1. Subcommittees

a. Elderly Housing

Mr. Bulmer reported that he has had conversations with Mr. Mulholland who has consulted Town Counsel regarding the ZEO enforcing Federal Regulations. He added that Mr. Mulholland would put together recommendations for language for the new regulation. Mr. Bulmer and Mr. Dwyer will be reporting at a later date regarding subcommittee recommendations.

b. Oswegatchie Hills 3:5 Acre Zoning

Mrs. Cone read into the record a letter dated 2/4/99 from Jean Davies, Director of Planning to Bill Mulholland, Zoning Official. Attached was a build out study of East Lyme showing critical areas of the Town and areas left for development and the Natural Resource Map and two articles for historical reference to the rezoning of the property in 1989. She pointed out several factors and recommended the Commission consider these.

a. further decreasing the density of the area by rezoning should be accompanied by refinements in the cluster regulations and consideration of standards for minimum area of buildable land.

b. refinements in the cluster regulation should include measures to assure that provisions of water and sewer does not increase the density allowed by conventional subdivision without water and sewer.

Mr. Formica and Mr. Price will serve on this subcommittee.

c. Transitional Business Zone

Due to Mr. Peck's absence, this item will be on the agenda for the next meeting.

C. New Business

1. Application of Webster M. Scott for a Change in Zone (RU-40 Residential to Special Use) and a Special Permit to construct 33 units of Elderly Housing on property known as 33 Dean Road, Lot 76 on Tax Assessor Map 24.0.

Mr. Mulholland will schedule a public hearing on the next available date.

There being no further business before the Commission,

Motion (5): Mr. Weber made a motion to adjourn the meeting at 7:48 PM.
Mr. Price seconded the motion.

Vote in favor: (6-0), Unanimous.

Respectfully submitted,



Anita M. Bennett
Recording Secretary