

TOWN OF EAST LYME

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

ZONING Commission

MINUTES
EAST LYME ZONING Commission
REGULAR MEETING
THURSDAY, JANUARY 23, 1997
EAST LYME TOWN HALL

FILED IN EAST LYME TOWN

CLERK'S OFFICE

Feb 4, 1997 at 9:10 AM

Esther B. Bullaw

EAST LYME TOWN CLERK

CALLED TO ORDER

Athena Cone, acting Chair, called the Regular Meeting of the East Lyme Zoning Commission to order at 7:35 p.m. on January 23, 1997 at the East Lyme Town Hall in Niantic, Connecticut.

ATTENDANCE

Five regular member were in attendance: Athena Cone, William Dwyer, Paul Formica, Norman Peck, Chris Mullaney and one alternate member was in attendance: Donn Jourdan.

REGULAR MEETING

PUBLIC DELEGATIONS

Jim Lagrotteria of 20 Lincoln Street. Discussed things he thought changes should be made to with respect to Zoning Regulations. He discussed CA and CB Zones, Dwelling Units, Lots Sizes and Heights.

Joe Kusnuski of 67 Walnut Hill Road. Discussed the sidewalks to nowhere around East Lyme.

MINUTES OF JANUARY 9, 1997

Donn Jourdan moved to accept minutes of January 9, 1997 regular meeting. Bill Dwyer seconded the motion. The motion carried.

APPLICATION OF JOSEPH AND REGINA HITCHERY

Kenneth Patrini of Gerwick Engineering presented the application. Norman Peck as acting secretary read into record a memo from Bill Mulholland to the East Lyme Zoning Commission dated January 23, 1997 regarding the Coastal Site Plan.

Kenneth Patrini read into record the CAM Report regarding this application. He then presented a plan entitled "Proposed Site Coastal Resource & Septic System Plan Joseph & Regina Hitchery 32 Bishop Bay Road Niantic Connecticut".

The issue of a non-conforming lot was discussed by the commission. Bill Mulholland stated that if 25% of the structure remained then they did not need a special permit.

Paul Formica asked if Statute 21.1.4 is a blanket to waive all regulations. Bill Mulholland said that essentially it was.

Chris Mullaney moved to approve the application. Bill Dwyer seconded the motion. The motion carried.

APPLICATION OF MICHAEL JOHNSTON

Kenneth Patrini of Gerwick Engineering presented the application. Norman Peck as acting read into record a memo from Bill Mulholland to the East Lyme Zoning Commission dated January 23, 1997 regarding the application.

Kenneth Patrini read into record the CAM Report regarding this application. He then presented a plan entitled "Proposed Site & Coastal Resource Plan".

Kenneth Patrini said that the first floor was staying but being redesigned. Bill Mulholland said that the building is not being removed. Kenneth Patrini agreed. Bill Mulholland stated that leaving the building entitles them to the existing 4 foot side yard.

Donn Jourdan asked if 21.1.4 was specific to a "grandfathered" piece of property? Bill Mulholland said that it was applicable to all non-conforming lots. Bill Mulholland said that he would get a memo regarding this issued to the memo. Paul Formica indicated that he would like that memo to be available to the commission. Donn Jourdan said that he would like to propose that this issued be put on an agenda as soon as possible. Athena Cone stated that it was so noted.

NEW BUSINESS

Paul Formica motion to put the application of Norman Peck on the next available agenda. Chris Mullaney seconded the motion. The motion carried.

ADJOURNMENT

Paul Formica motioned to adjourn at 8:40 p.m. Bill Dwyer seconded the motion. The meeting was adjourned.


Heather S. Paul, Recording Secretary