

TOWN OF EAST LYME

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

ZONING COMMISSION

Filed in East Lyme Town
Clerk's Office

MINUTES
EAST LYME ZONING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 8, 1998
EAST LYME TOWN HALL

Jan 20, 1998 AT *3:45* AM
PM
L. Blais, etc
East Lyme Town Clerk

CALLED TO ORDER

Paul Formica called the Regular Meeting of the East Lyme Zoning Commission to order at 7:30 p.m. on January 8, 1998 at the East Lyme Town Hall in Niantic, Connecticut.

ATTENDANCE

Six regular members were in attendance: Paul Formica, Athena Cone, Norman Peck, Chris Mullaney, Dan Price, and Shawn McLaughlin.

PUBLIC DELEGATIONS

No one wished to speak under Public Delegations.

MINUTES OF NOVEMBER 20, 1997

Norman Peck moved to accept the minutes of the November 20, 1997 regular meeting. Athena Cone seconded the motion. All members were in favor of the motion.

MINUTES OF DECEMBER 4, 1997

The following changes were made to the minutes of the regular meeting of December 4, 1997:

1. "Dennis" Price should be "Dan" Price.
2. Dan Price was present as a regular member.
3. Norman Peck abstained from the Public Hearing relative to the Application of Robert D. Tobin.
4. "Overdahl" Builders should be "Overdal" Builders.

Norman Peck moved to accept the minutes of the December 4, 1997 regular meeting as amended. Dan Price seconded the motion. Five members were in favor of the motion. One member abstained from the vote. The motion carried.

APPLICATION OF ROBERT D. TOBIN

Norman Peck and Chris Mullaney noted for the record that would be abstaining from any discussion and vote on this matter.

Athena Cone read into record a memo from William Mulholland to the East Lyme Zoning Commission.

Paul Formica noted for the record that William Mulholland was not present at the meeting due to an illness.

Paul Formica stated that the Planning Commission had endorsed this endeavor and that it was more of a deepening of the zone.

Roseanne Hardy asked if the applicant would have to return to get a permit for their project.

Paul Formica read the accepted uses of the zone and stated that any Special Permit uses would have to be brought to the Commission.

Athena Cone moved to approve the Application of Robert D. Tobin, agent for Overdal Builders, Inc., for a change of zone from RU 40 to CA Commercial for the following property on Flanders Road, East Lyme Assessor's Map 26, Lot 3. Dan Price seconded the motion. Four Members were in favor of the motion. None were opposed. The motion carried. The decision is effective upon publication for the following reasons:

1. As per the recommendation of the Planning Commission, the extension of the CA Zone is in keeping with the recommendations found in the Plan of Development; and
2. The proposed deepening of CA Zones is in keeping with current planning practices verses extending strip zones.

PRESENTATION BY JEAN DAVIES

Jean Davies, Director of Planning, spoke to the Commission regarding a proposal of future planned development for Exit 74.

Ms. Davies presented a plan with an overlay to Commissioners to explain the proposed development in the subject area. She stated that a change in regulations for this area would take approximately three months.

Roseanne Hardy stated that the proposal needed to be moved on quickly.

The Commission decided that a meeting with First Selectman Wayne Fraser, Jean Davies, Paul Formica and the Chairmans of both the Planning Commission and EDC should be arranged at which meeting they would discuss a joint meeting of the three Commission to discuss this project.

ALTERNATE MEMBER VACANCY

Dan Price nominated Bill Weber to fill the vacant alternate member position. Shawn McLaughlin seconded the nomination. Four members were in favor. Two members abstained from the vote. No member was opposed. The motion carried.

SUBCOMMITTEE

The Commission discussed the proposed changes to the regulations relative to Bed and Breakfasts.

Dan Price moved to accept the proposed regulations changes as amended. Chris Mullaney seconded the motion. All members were in favor. The motion carried.

Paul Formica indicated that he would forward the changes to Bill Mulholland in order for him to re-draft the proposal and that he would send it to Public Hearing at the next available date.

NEW BUSINESS

Chris Mullaney moved to allow Norman Peck to give his presentation on transitional zones. Athena Cone seconded the motion. All members were in favor. The motion carried.


Norman Peck discussed the purposes of a transitional zone. He stated that he would like to get the commissions blessing to go forward on this project. Paul Formica stated that a subcommittee should be put together to gather information and declared Norman Peck the Chairman of such Subcommittee.

EX-OFFICIO

Roseanne Hardy stated that the schedule for budget review had been put together.

ADJOURNMENT

Athena Cone moved to adjourn the meeting at 9:47 p.m. Dan Price seconded the motion. All members were in favor of the motion and the meeting was adjourned.


Heather S. Paul
Recording Secretary