

Jan 22 1997 AT 9:00 AM
L. A. Blaw, etc. PM

East Lyme Town Clerk

TOWN OF EAST LYME

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

ZONING COMMISSION

MINUTES
EAST LYME ZONING COMMISSION
PUBLIC HEARING
THURSDAY, JANUARY 9, 1997
EAST LYME TOWN HALL

CALLED TO ORDER

Wayne Fraser called the Public Hearing of the East Lyme Zoning Commission to order at 7:30 p.m. on January 9, 1997 at the East Lyme Town Hall in Niantic, Connecticut.

ATTENDANCE

Six regular member were in attendance: Paul Formica, William Dwyer, Wayne Fraser, Norman Peck, Athena Cone and Shawn McLaughlin. One alternate member was in attendance: Donn Jourdan.

PUBLIC DELEGATION

No one from the public wished to address the Commission.

PUBLIC HEARING #1

The application of Saint Matthias Church Corporation for a Special Permit and site plan approval to construct a new church (building) at 317 Chesterfield Road, East Lyme, Connecticut, Tax Assessor Map 48.0, Lot 122.

Wayne Fraser noted for the record that Shawn McLaughlin was sitting for Mr. Mullaney and Donn Jourdan was sitting for Paul Formica. Wayne Fraser asked if the hearing was properly publicized to which Athena Cone indicated that it was.

Athena Cone read into record a letter dated January 8, 1997 from Alice Johnson to Mr. Wayne Fraser, Chairman. Athena Cone also read into record a memo dated January 9, 1997 from Bill Mulholland to the East Lyme Zoning Commission regarding Saint Matthias Church - 317 Chesterfield Road, East Lyme, Connecticut - Tax Assessor Map 48, Lot 22.

Donald Gerwick, Engineer, 17 Avery Lane, Waterford, Connecticut. Mr. Gerwick introduced Exhibit 1 "Boundary &

Site Plan St. Matthias Church Chesterfield Road Rt 161 Revised as of 1/9/97 Sheets 1 through 5" to the Commission. He explained that Sheet 1 indicated what is existing today. Mr. Gerwick said that the parishioners were simply out growing the current building. He spoke about the proposed set backs, parking and exits to Route 161.

Mr. Gerwick indicated that there were two variances requests that he spoke to Bill Mulholland about and that needed to be put before the ZBA. One request for the set back and one for the canopy.

Mr. Gerwick introduced Exhibit 2 "St. Matthias Church 11-1-96 Architectural Plans Revised: January 1, 1997 and January 9, 1997". Mr. Gerwick read a letter into record from himself to Mr. Fraser.

Wayne Fraser asked Bill Mulholland if he had reviewed the 50 foot relocation. Bill Mulholland indicated that he had.

Mr. Gerwick noted that the principal use of the church was noted on Exhibit 1. He also introduced a traffic count of Route 161 by the State dated 1996 to the Commission. He discussed the handicap parking. He noted that the current plan is to stone surface the parking with the plan to pave at a later date. Wayne Fraser asked why they were not paving now and Mr. Gerwick stated that it was too expensive.

Mr. Gerwick discussed what each Sheet of Exhibit 1 was showing. Sheet 1-Overall Boundary Plan; Sheet 2-Site and Utility Plan; Sheet 3-Proposed Grading and Planting Plan (includes lighting of the area); Sheet 4-Erosion and Sediment Control (describes site) and; Sheet 5-Construction Details.

Mr. Gerwick discussed plans regarding septic system. He indicated that there are currently two septic in use. He stated that there would be no new septic.

Wayne Fraser asked if the asked if the plan had passed the town sanitarian. Donald Gerwick indicated that it had.

Mr. Gerwick discussed looming. He indicated that they had done a couple of things to conform with the Aquifer Protection Control. He said that they were adding four storm water basins to catch storm water.

Athena Cone asked about the canopy. The architect of the project said that the materials for the new canopy are identical to the current one. Bill Dwyer asked about the peak and why the Commission was approving something that had to go to ZBA. Bill Mulholland said that the Commission cannot grant variances and have no ability pertaining to height. Wayne Fraser stated that he had spent time with Mr. Hunt discussing procedure. Bill Mulholland said that the Commission's

regulations are designed for applicants to come in and read and follow. Wayne Fraser asked that Bill Mulholland look into the procedure.

Donn Jourdan asked if the lighting would be intruding on neighbors. Mr. Gerwick stated that the lighting was basically minimal. Wayne Fraser asked about security lighting, if there was any sodium lighting. Mr. Gerwick stated there was not.

Wayne Fraser asked for audience to speak.

Reverend Michael T. Donohue, 159 Boston Post Road, East Lyme, Connecticut spoke in favor of the application. James Card of Farrel Court also spoke in favor of the application. Al Tadday of Briar Court spoke in favor of the application noting that the congregation was just growing.

Walt Miller, 17 Heritage, noted that he was not against but would like to know what kind of consideration was given to the 100 year flood zone. Mr. Gerwick stated that it was a minimal flood area (less than a foot) and that the issue had been addressed on Page 3 of 5 on Exhibit 1.

Public Hearing #1 was closed at 8:35 p.m.

PUBLIC HEARING #2

Wayne Fraser called the Public Hearing to order at 8:40 p.m. The application of Roger H. Evans for a Special Permit to convert an existing single family dwelling at 159 Boston Post Road, East Lyme, Connecticut, Tax Assessor Map 31.1, Lot 32.

Wayne Fraser noted for the record that Donn Jourdan was stepping down and Paul Formica would be sitting on the Hearing. Wayne Fraser asked if the hearing was properly publicized to which Athena Cone indicated that it was.

Athena Cone read into record a letter from Mr. Coonrod and a letter from Bill Mulholland to the East Lyme Zoning Commission dated January 9, 1997.

Dave Coonrod, Land Surveyor introduced to the Commission a site plan entitled "159 Boston Post Road Nov. 7, 1996 Rev. 1-8-97 as Exhibit 1.

Mr. Coonrod stated that building is owned by St. Matthias Church and that Mr. Evans would be purchasing it to use as an office for his insurance company. He indicated that a few trees would be removed but that on the property line trees would remain the same.

Mr. Coonrod discussed eliminating parking spaces. He stated that no change would be made to the exterior of the building.

Mr. Coonrod introduced a "Proposed Office Area Floor Plan for Atlantic Insurance Inc." as Exhibit 2. Wayne Fraser asked for questions from the Commission. Norman Peck asked if there would be any handicap parking. Mr. Coonrod indicated that there was space by the garage for such.

Mr. Coonrod asked that a picture of the building be introduced as Exhibit 3.

Wayne Fraser asked for any comments from the audience. No one wished to speak.

Wayne Fraser closed the Public Hearing at 8:58 p.m.



Heather S. Paul, Recording Secretary