

June 21, 1999 AT 12:30 AM
PM

**East Lyme Zoning Commission
Regular Meeting
June 17, 1999
MINUTES**

RABLAN, ATC
East Lyme Town Clerk

The East Lyme Zoning Commission held a Public Hearing and Regular Meeting on June 17, 1999 at Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut 06357. Paul Formica, Chairman, called the Public Hearings to order at 7:35 PM and the Regular Meeting to order at 10:10 PM.

PRESENT: Paul Formica, Chairman, Daniel Price, Norman Peck, Shawn McLaughlin and Alternates Robert Bulmer, William Dwyer.

Also Present: William Mulholland, Zoning Officer. George McPherson, Planning Commission Liaison

Absent: Athena Cone, Secretary, William Weber, Rose Ann Hardy, ex-officio

I. Regular Meeting

Mr. Weber was present for the Public Hearing immediately preceding this Regular Meeting, but was excused at 10:10 PM.

A. Acceptance of the Minutes

MOTION (1): Mr. Price moved to approve the Minutes of the May 20, 1999 Regular Meeting.
Mr. Dwyer seconded the motion.
Vote in favor: (4-0), Mr. McLaughlin abstained.

B. East Lyme Zoning Commission proposal to amend the East Lyme Zoning Regulations by deleting "Elderly Housing" as a use in Section 12, and by adding a new Section 12A, SU-E Special Use Zone.

Mr. Formica polled the Commission for further comments.

Mr. Bulmer stated that he felt that this regulation is well overdue and is the result a lot of work performed by a lot of people.

Mr. Peck inquired as to existing SU projects. Mr. Mulholland indicated that these would be considered legal, pre-existing non-conforming, that they would stay as they are.

MOTION (2): Mr. Bulmer moved to approve the East Lyme Zoning Commission proposal to amend the East Lyme Zoning Regulations by deleting "Elderly Housing" as a use in Section 12, and by adding a new Section 12A that will permit Elderly Housing as the sole use in the new SU-E floating zone and by modifying Section 25.5 and Section 1.17 as noted and also adding the Planning Commission recommended changes as discussed by the Zoning Commission.
Mr. Price seconded the motion.

Vote in favor: (5-0), Unanimous. Mr. Formica, Mr. Bulmer, Mr. Peck, Mr. Price and Mr. McLaughlin.

Planning Commission recommended changes as discussed by the Zoning Commission:
Reference June 17, 1999 Letter from the Town of East Lyme Planning Commission to Mr. Paul Formica, Chairman, East Lyme Zoning Commission re: Zoning Amendment Referral - SU-E Zone

- a. clarify the definition of Elderly Housing found in Sect. 12A1.1, by replacing “constructed and operated by” with “single family detached dwelling units operated by residents under a common interest ownership.”
- b. delete 3, 5 and 6 from Sect. 25.5 regarding frontage, height and total area (Section 12A.2 governs)
- c. insert the following at the beginning of Sect. 12A.3.2 (same as 12.3.2) “An application for rezoning shall be accompanied by an application for a Special Permit in accordance with the requirements of Section 25.
- d. add “Floor plan and” to the beginning of Sect. 12A.3.2 (b).
- e. replace Sect. 25.5.2 with the following: “No building shall be less than 20 feet from all internal roadways. No unit may be located less than 15 feet from any other single family detached residential unit.”
- f. insert reference to “a” in Sects. 25.5.4(1)b & c.
- g. add the word “contiguous before “open space” in Sect. 25.5.13

C. East Lyme Zoning Commission proposal to amend Section 23 “Open Cluster Development Regulations” and Section 25.5 “Table of Minimum Controls”

Continued to July 8, 1999.

D. East Lyme Zoning Commission proposal to amend the East Lyme Zoning Regulations by modifying the definitions of lot size in Section 1.38.

Tabled until next meeting.

II. Old Business

None

III. New Business

A. Application of CLA Engineers, Inc. agent for Patrick Quinn, for a Special Permit to expand the existing Recreational vehicle Park at 301 Chesterfield Road, East Lyme, CT property known as Lot 123, Tax Map 48.

Public hearing scheduled for next available date.

B. Application of Webster M. Scott for a Zone Change (RU40 to SU-E) and Special Permit to construct 38 units of elderly housing at 33 Dean Road, East Lyme, CT, property known as Lot 76, Tax Map 24.

Public hearing scheduled for next available date.

C. Correspondence

None

D. Any Business on the floor, if any, by the majority vote of the Commission.

MOTION (3): Mr. Price moved to add to the agenda as New Business, the application of Theodore A. Harris, agent for Landmark Development Group, to amend Section 2A of the East Lyme Zoning Regulations.
Mr. Bulmer seconded the motion.
Vote in favor: (5-0), Unanimous.

E. Zoning Official

None

F. Comments of the Planning Representative

George McPherson stated that the Planning Commission approve the extension of the Water Moratorium and that the Commission has several subdivision applications before it currently. He commended the Zoning Commission and Staff on the outstanding job done on the SU-E Zone.

G. Comments from Ex-Officio

None

H. Adjournment

MOTION (4): Mr. Price moved to adjourn the meeting at 10:25 PM.
Mr. Bulmer seconded the motion.
Vote in favor: (5-0), Unanimous.

Respectfully submitted,



Anita M. Bennett
Recording Secretary