

### 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, JUNE 19, 1997  
EAST LYME TOWN HALL

6/30, 1997 AT 4:30 <sup>AM</sup> <sub>PM</sub>  
*J. A. Blair, etc*  
East Lyme Town Clerk

#### CALLED TO ORDER

Wayne Fraser called the Regular Meeting of the East Lyme Zoning Commission to order at 7:30 p.m. on June 19, 1997 at the East Lyme Town Hall in Niantic, Connecticut.

#### ATTENDANCE

Four regular members were in attendance: Wayne Fraser, Norman Peck, Chris Mullaney, Bill Dwyer. One alternate member was in attendance: Shawn McLaughlin.

#### PUBLIC DELEGATION

Jo Koziatek of 368 Boston Post Road. Mr. Koziatek stated that he was opposed to the amount of fill being taken out of the gravel pit on Stone Ranch Road. He said that the traffic was unacceptable, stating that road is like a "race track for trucks". He asked why there was such a shortage of police monitoring in the area.

Walt Porchorena of 420 Boston Post Road stated that the noise 1/4 mile away was unbearable. He said that he would get a petition together if he had to.

Jane Koziatek of 368 Boston Post Road. Mrs. Koziatek stated that the pollution from the trucks was awful. She said that last summer she counted the trucks that went by for half of an hour and counted 16 of them. She stated that she couldn't even cross the street at times to get her mail. She asked the Commission to think about whether or not they would want this in their back yard.

#### MINUTES OF JUNE 5, 1997

The Commission had not received the minutes in time to review them and decided to wait until the next meeting to approve them.

**REGULAR MEETING****REQUEST OF ROBERT L. DOANE, JR.**

The Commission read into record a memo from Frederick G. Thumm to Bill Mulholland dated June 16, 1997.

Bill Mulholland advised that he had heard nothing more with respect to this matter. Wayne Fraser read Mr. Doane's request to refresh the Commissioners.

Wayne Fraser indicated that he had visited the site.

Bill Mulholland reminded the Commission that the project was on the administrative level except for the requested sidewalk exception.

Bill Dwyer stated that he was surprised that the property line is so far back and asked roughly how much footage there was.

Mr. Doane indicated that it was roughly 40 feet to the edge of the pavement.

Wayne Fraser stated that it didn't make sense because of the embankment.

Bill Dwyer agreed that it was ridiculous.

Chris Mullaney stated that the Commission should put in writing to Planning that we are trying to protect the town.

Bill Mulholland indicated that Mr. Thumb stated that the Plan was not done and that they had just decided to do it which would take a couple of months to finish.

Bill Dwyer stated that he was in favor of sidewalks but 40 feet back was ridiculous and couldn't see putting on that far in.

Chris Mullaney stated that he thought they should table the request and ask Planning and the Town for more information.

Wayne Fraser suggested waiving the sidewalks and request a letter of intention from the Town and Planning.

Chris Mullaney moved to table the request of Robert L. Doane, Jr. for Kiddie Kampus project for an exception from the requirement to construct (24.6) a sidewalk along street frontage. The motion received no second and was tabled.

Bill Dwyer moved to approve the request for an exception from the requirement to construct (24.6) sidewalk along street frontage by Robert J. Doane, Jr. Shawn McLaughlin seconded the motion. Wayne Fraser stated that he couldn't see holding up major construction for 6 months to a year while the Town comes up with a plan. Chris Mullaney stated the he was strongly opposed to approving the request and that he thought the Commission should table the matter until more information could be

gathered. He stated that the Town was developing a Plan and the Commission should wait to see the Plan.

Three members were in favor. One member abstained. One member was opposed. The motion carried.

#### PROPOSED REGULATION CHANGE ALCOHOLIC LIQUOR/BEVERAGES

Norman Peck moved to submit to Public Hearing the proposed regulation change regarding liquor. Bill Dwyer seconded the motion. Five members were in favor of the motion. None were opposed. The motion carried.

#### PROPOSED REGULATION CHANGE SECTION 17 - REMOVAL OF TOPICAL SAND & GRAVEL

Norman Peck stated that Connecticut was blessed with this natural resource and too many towns were banning the gravel pits. He stated that he was absolutely against this major change.

Chris Mullaney agreed with Mr. Peck.

Bill Dwyer stated that he had mixed feelings. He stated that the gravel pits changes need more work.

Chris Mullaney agreed with Mr. Dwyer.

It was agreed that Bill Dwyer would review the issue.

#### PROPOSED REGULATION CHANGE TO SECTION 25 - SPECIAL PERMITS NOTIFICATION OF ADJACENT PROPERTY OWNERS

Bill Dwyer moved to submit to Public Hearing the proposed regulation change regarding Section 25 - Special Permits "Notification of Adjacent Property Owners". Chris Mullaney seconded the motion. Five members were in favor of the motion. None were opposed. The motion carried.

#### PROPOSED REGULATION CHANGE BED AND BREAKFAST AND INNS

Chris Mullaney moved to submit to Public Hearing the proposed regulation change regarding bed and breakfast and inns. Four members were in favor. One member abstained. None were opposed. The motion carried.

#### PROPOSED REGULATION CHANGE PRIVATE TRAFFIC DIRECTIONAL SIGNS

Wayne Fraser noted that this was done as part of a Plan the Commission started a couple of years ago. The Commission decided to table the issue until more information could be gathered.

**PROPOSED REGULATION CHANGE COMMERCIAL RECREATION SPECIAL USE (SU) ZONES**

Wayne Fraser stated that an attorney with the Yale Study stated that there was a problem with the zone.

Chris Mullaney stated that it was nothing more than spot zoning.

Wayne Fraser read the definition of a Floating Zone.

Norman Peck stated that he would like to see the uses amended, in his opinion pool halls and bowling alley's are not highly specialized.

The Commission decided to table the change and do more research on the effects of the proposed Regulation change.

Bill Mulholland informed the Commission that Mr. Hunt had stepped down as Chairman of the Zoning Board of Appeals.

**ADJOURNMENT**

Shawn McLaughlin moved to adjourn the meeting at 9:37 p.m. Bill Dwyer seconded the motion. All members were in favor. The meeting was adjourned.

  
Heather S. Paul, Recording Secretary