

6116, 19 97 AT 3:50 (PM)  
*J. A. Blais, etc*  
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, JUNE 5, 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 June 6, 1997 at the East Lyme Town Hall in Niantic, Connecticut.

ATTENDANCE

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

PUBLIC DELEGATION

Mr. Richard Waterman of 11 Lake Avenue Extension requested that the communication between the Planning and Zoning Commission be restored and stated that Planning Commission requests should be answered in writing.

PUBLIC HEARING #1

Application of Matt Gendron Contractors for a Special Permit for Mix Use in (retail/residential) the existing building at 369-371 Main Street, Niantic, Connecticut property further identified as Tax Assessor Map 11.2, Lot 135.

Wayne Fraser indicated that Norman Peck would be acting secretary for the meeting. Bill Mulholland stated that the Public Hearing had been properly advertised and that he had copies of the ad.

Norman Peck read into record the following correspondence:

1. Letter from the Applicant, Matt Gendron.
2. Memo from William Mulholland to the East Lyme Zoning Commission dated June 5, 1997.

Matt Gendron of 259 Gales Ferry Road, Groton indicated that he represented the owners, Raymond J. and Adriana Clifford. He indicated that the Application would be an improvement and that it would make the building conforming.

Chris Mullaney asked if the parking in back was conforming. Bill Mulholland indicated that it was. Mr. Mullaney asked about the buffer on either side of the building. Bill Mulholland indicated that there was a 6 foot buffer on either side.

Ray Clifford spoke in favor of the Application noting that the project was an improvement and they would be making the place beautiful.

Ron Stevens an adjacent property owner stated that it would be a great improvement and that he was in great support of the project.

Wayne Fraser closed the Public Hearing at 7:46 p.m.

## PUBLIC HEARING #2

Wayne Fraser opened the Public Hearing at 7:47 p.m.

The Application of Monica Beyer for a Special Permit to operate a wholesale (flooring and stone supply) at 180 Flanders Road, Niantic, Connecticut, property further identified as East Lyme Assessor's Map 26.3, Lot 12.

Bill Mulholland indicated that the Public Hearing was properly advertised and that he had copies of the ad.

Norman Peck read into record the following correspondence:

1. Letter from Pataya Flooring & Stone Supply LLC to East Lyme Zoning Board dated April 22, 1997.
2. Memo from William Mulholland to the East Lyme Zoning Commission dated June 5, 1997.

Richard Beyer of 8 York Avenue, Niantic, Connecticut stated he was the Applicant and that this was a good business for the area.

Bill Mulholland asked Mr. Beyer if he had planned on any outside storage area. Mr. Beyer stated the he did not.

Norman Peck asked about the entrance and exit that had been discussed in previous Public Hearings.

Bill Mulholland advised the Commission that they could make one way traffic a condition of the approval if they wanted to.

Mr. Beyer stated that the wholesale business would limit traffic and that they would be advising manufactures not to send large trucks.


Norman Peck asked if it would be practical to have a specific entrance and exit.

Mr. Beyer indicated that in late afternoons people parked in the lot for baseball games near the premises. He stated that he thought signs would generate problems from the abutter who shares the driveway.

Bill Dwyer asked if the Application proposed a hazardous problem for aquifer. Wayne Fraser stated that there was no problem that he was aware of. Mr. Meyer stated that there would be no hazardous materials, only mother nature products.

Gary Lakowsky asked about the hours of operation. Mr. Meyer indicated it would be 7 a.m. to 6 p.m. and that most traffic would be late afternoon.

Mr. Fraser closed the Public Hearing at 8:04 p.m.

  
Heather S. Paul, Recording Secretary