

TOWN OF EAST LYME  
ZONING COMMISSION

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

REGULAR MEETING  
MARCH 19, 1998  
EAST LYME TOWN HALL

FILED IN EAST LYME TOWN

CLERK'S OFFICE

Apr 17, 19 98 at 3:30 AM PM

*Esther B. Willaw*

CALLED TO ORDER

Paul Formica called the Regular Meeting of the East Lyme Zoning Commission to order at 7:30 p.m. on March 19, 1998.

ATTENDANCE

Five regular members were in attendance: Paul Formica, Norman Peck, Shawn McLaughlin, Daniel Price and Chris Mullaney. One alternate members was in attendance: Bill Weber.

MINUTES OF MARCH 5, 1998

Chris Mullaney moved to accept the minutes of the March 5, 1998 regular meeting. Daniel Price seconded the motion. Five members were in favor of the motion. No member was opposed to the motion. One member abstained from the vote. The motion passed.

REGULAR MEETING

PLANNING COMMISSION PROPOSAL TO REZONE RURAL RESIDENTIAL LAND TO 3 AND 5 ACRE RURAL.

Mr. Kaplan, Chairman of the Planning Commission, gave a presentation regarding zone changes to residential land. Mr. Kaplan referred to Section III Page 9 of the Plan of Development and Pages 195 through 196 of the Yale Study. He stated that prime land is gone. Mr. Kaplan said that larger lot sizes would help with density control.

Paul Formica asked Mr. Kaplan how the Planning Commission felt about "cluster housing". Mr. Kaplan stated that it was a concept that should be followed.

Mr. Kaplan stated that it was Planning's job to look over the concept (rezoning) and for Zoning to implement the ideas.

Paul Formica thanked Mr. Kaplan for his presentation.

OLD BUSINESS

SUBCOMMITTEES

**Neighborhood Business Zone:** Norman Peck stated that he had finished up and that Jean Davies was in the process of formalizing the new maps and regulations. Paul Formica indicated that this issue was something to look at in a couple of weeks.

**Department Office Review:** Bill Mulholland stated that he was still working on it and trying to get something to the Commission to review.

**Telecommunications:** Bill Mulholland stated that he was still putting it together and would have something completed at the next meeting.

**Signs:** Chris Mullaney stated that the recommendations had been forward to the Zoning Enforcement Officer. He indicated that it would be about a half-hour discussion.

**LI Zones:** Bill Mulholland stated that there had been some discussion and that a recommendation had been made but that it was essentially tabled. He stated that he thought it should be something the Commission looked at in the future.

Paul Formica indicated that he wanted the three that were close to be tightened up and completed.

#### NEW BUSINESS

NONE

#### CORRESPONDENCE

Chris Mullaney provided the Commission with copies of Robert's Rules relative to voting on motions.

#### ZONING OFFICIAL

Bill Mulholland stated that he had issued a cease and desist effective March 20, 1998 to Kobyluck relative to the gravel operation. He stated that they were threatening and begging. Mr. Mulholland said that he was considering dropping it if they complied with certain issues.

Paul Formica asked Bill Mulholland about Mr. Newman's, CT Commercial Realty, complaint. Mr. Mulholland stated that the property was essentially parking deficient and that it would be impossible to comply. Mr. Mulholland said that the site would be short 20 spaces. He also stated that he had been in contact with both Mr. Hunt and the Town's Attorney regarding this matter.

Norman Peck stated that he would be willing to approve this. Bill Mulholland stated that would be a dangerous vehicle. Norman Peck said that it just didn't make sense. Bill Mulholland indicated that he had been working on the issue for four or five months. Paul Formica stated that it was the first time he had heard of it and that he would work on it and see how the Commission could get it on the table.

Chris Mullaney asked how the new restaurant was coming. Bill Mulholland stated that it was coming along and that they were working with the building inspector now.

Bill Mulholland noted for the Commission that the first sign for a Special Permit Application had been put up.

Daniel Price asked about the golf course. Bill Mulholland stated that he would look into it.

#### COMMENTS FROM PLANNING REPRESENTATIVE

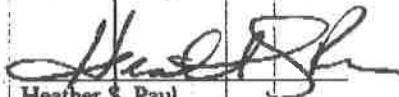
Mr. Cullen stated that Mr. Scott had posted a bond. He said that the first one was wrong but it should be corrected by now.

#### COMMENTS FROM EX-OFFICIO

No Ex-Officio was present.

#### ADJOURNMENT

Chris Mullaney moved to adjourn at 8:55 p.m. Daniel Price seconded the motion. The meeting was adjourned.

  
Heather S. Paul  
Recording Secretary