

TOWN OF EAST LYME

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

ZONING COMMISSION

FILED IN EAST LYME TOWN

MINUTES
EAST LYME ZONING COMMISSION
REGULAR MEETING
MARCH 5, 1998
EAST LYME TOWN HALL

CLERK'S OFFICE
Mar 19, 19 98 at *4:35* ^{AM} _{PM}
Esther B. Wilbur
EAST LYME TOWN CLERK

CALL TO ORDER

The Regular Meeting of the East Lyme Zoning Commission was called to order at 8:55 p.m. March 5, 1998 at the East Lyme Town Hall.

ATTENDANCE

Five regular members were in attendance: Paul Formica, Athena Cone, Shawn McLaughlin, Chris Mullaney and Dennis Price. One alternate member was in attendance: Robert Bulmer.

PUBLIC DELEGATION

Jim Lagrotteria of 20 Lincoln Street stated that on November 6, 1997 he had spoken to the Commission regarding a suggested regulation change. He stated that he was told that he had to submit an application and fee to have the suggested change reviewed. Mr. Lagrotteria stated that he did not think that was right and didn't understand why he had to pay a fee for a suggestion that he wanted the Commission to review.

Dick Waterman of 11 Lake Avenue Extension spoke regarding bulletin boards. He stated that the town was being covered in sandwich boards and suggested the town buy some community bulletin boards to get rid of the sandwich boards. He suggested having the organizations that would utilize the boards donate money for the project.

Bill Newman of CT Commercial Realty. He stated that he was the Manager of the Midway Plaza. Mr. Newman stated that he had been before the Commission before on an application and was denied. He also stated that he had taken the matter to ZBA and was also denied there. He stated that Mr. Mulholland had told him that they were not in compliance and could not go back before the Zoning Commission. He indicated to the Commission that he wanted to know what to do next. Mr. Newman stated that he could be reached at (860) 444-7704, P.O. Box 2089 New London, Connecticut 06320 and that the Circle W could be reached at 889-5449, 11 S. Ridge Road, Norwich, Connecticut 06360.

MINUTES OF FEBRUARY 19, 1998

Dennis Price moved to accept the minutes of the February 19, 1998 meeting. Athena Cone seconded the motion. Four members were in favor of the motion. No member was opposed to the motion. Two members abstained from the vote. The motion carried.

**ZONING COMMISSION PROPOSAL
TO AMEND ZONING REGULATIONS TO
PERMIT BED AND BREAKFASTS**

Paul Formica polled the Commissioners to determine whether they were ready to act.

Chris Mullaney stated that he would rather wait to obtain Mr. Mulholland's opinion on the letter received from the Department of Environmental Protection.

Bob Bulmer also stated that he wanted to hear from the Zoning Enforcement Officer.

Chris Mullaney moved to table the motion until the Commission could get Mr. Mulholland's feedback on the letter from DEP. Bob Bulmer seconded the motion. Three members were in favor of the motion. Three members were against the motion. The motion failed.

Dennis Price stated that he was ready to vote and felt that if Mr. Mulholland had found a problem with respect to the correspondence from the Department of Environmental Protection, he was certain Mr. Mulholland would have addressed the problem with the Commission.

Dennis Price moved to approve the Zoning Commission's proposal to amend the zoning regulations to permit Bed and Breakfast establishments by Special Permit in certain residential and commercial zones, and to delete Tourist Homes, Hotels and Motels from RU-80, RU-40 and R-12 zones and to delete Boarding Houses, as a use, from certain commercial zones. Athena Cone seconded the motion. Five members were in favor of the motion. One member was against the motion. The motion carried and is effective upon publication because it is an amendment brought forth by the Zoning Commission to improve the Zoning Regulations.

OLD BUSINESS

SUBCOMMITTEES: Paul Formica stated that he wanted to resurrect the Sign Committee and would ask Mr. Mulholland about the status of the Report submitted by that committee.

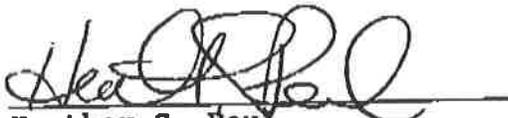
NEW BUSINESS

Application of Paul and Donna Formica for a Special Permit to convert the existing building at 10 Chesterfield Road to "Mixed Use" for the purpose of installing s 2nd floor studio apartment. Paul Formica stated that he would direct Mr. Mulholland to put this application on the agenda for the next available date.

Application of Demetrios C. Orphanides for a Special Permit to construct a multi-family, multi-story dwelling consisting of 18 2 bedroom and 42 1 bedroom units at 468 Main Street, Niantic, Connecticut. Paul Formica stated that he would direct Mr. Mulholland to put this application on the agenda for the next available date.

ADJOURNMENT

Athena Cone moved to adjourn the meeting at 9:50 p.m. Dennis Price seconded the motion. The meeting was adjourned.


Heather S. Paul
Recording Secretary