

Mar 17, 19 97 AT 9:30
Milly A. Alube
East Lyme Town Clerk

TOWN OF EAST LYME

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

ZONING Commission

MINUTES
EAST LYME ZONING Commission
REGULAR MEETING
THURSDAY, MARCH 6, 1997
EAST LYME TOWN HALL

CALLED TO ORDER

Wayne Fraser called the Regular Meeting of the East Lyme Zoning Commission to order at 8:21 p.m. on March 6, 1997 at the East Lyme Town Hall in Niantic, Connecticut.

ATTENDANCE

Five regular members were in attendance: Wayne Fraser, Athena Cone, Norman Peck, Chris Mullaney and Shawn McLaughlin and one alternate member was in attendance: Donn Jourdan.

PUBLIC DELEGATIONS

Jim Logateri asked about the future of the Boardwalk. Bill Mulholland indicated that he was unsure about the jurisdiction of the Zoning Commission but that it was being discussed.

Joe Kowsnuski, 67 Walnut Hill Road, indicated that he was curious why there was such a big secret with regards to the Boardwalk. He also discussed the "Sidewalks to Nowhere."

MINUTES OF FEBRUARY 6, 1997

Athena Cone moved to accept the minutes of the February 6, 1997 regular meeting. Chris Mullaney seconded the motion. Five members were in favor of the motion. One member abstained from the vote. No one was opposed. The motion carried.

REGULAR MEETING

APPLICATION OF PAUL AND DONNA FORMICA

Chris Mullaney moved to approve the Application Paul and Donna Formica for a Special Permit to establish a fast food restaurant at 10 Chesterfield Road, further identified on Lot #42 East Lyme Assessor Map 31.1. Donn Jourdan seconded the motion. Six members were in favor of the motion. None were opposed. The motion carried.

Effective upon publication, for the following reason: The Application complies with all applicable Zoning Regulations and meets the Special Permit criteria.

APPLICATION OF NORMAN P. PECK, III

Norman P. Peck, III stepped down during the vote of this Application. Chris Mullaney moved to approve the Application of Norman P. Peck, III, 32 West Main Street, Niantic, Connecticut for a Special Permit to keep livestock (1-2 Horses, 2-3 Sheep and less than a dozen fowl), property further identified as Lot #30 on East Lyme Assessor Map 11.1. Athena Cone seconded the motion. Five members were in favor of the motion. None were opposed. The motion carried. Effective upon publication, for the following reason: The Application agrees with East Lyme Zoning Commission Regulations.

APPLICATION OF JOHN T. PARKOS

Chris Mullaney moved to approve the Application of John T. Parkos for a Special Permit to operate a fast food restaurant (Chicago Pizza) at 180 Flanders Road, Niantic, Connecticut, property further identified as lot #12 on East Lyme Assessor Map 26.3. Included within the scope of the approval are the following exceptions: 34.6E 2 - Front Landscaping; and 34.6E 3 - Buffer Strips. Athena Cone seconded the motion. Five members were in favor of the motion. None were opposed. The motion carried. Effective upon publication, for the following reason: The exceptions are granted due to the nature of previously existing on site physical conditions.

OLD BUSINESS

SUBCOMMITTEES

Wayne Fraser discussed the little items that need "housekeeping" that he would like to get taken care of in one Public Hearing.

Wayne discussed the Woods place. He said he was authorizing the clean up of the place. He indicated that he had corresponded with them and given them ample time to respond, which they have not. Chris Mullaney has how long it would take before the project was completed once started. Bill Mulholland indicated that it would probably only take a week. Bill Mulholland also stated that the project should be done the end of March or early April. Wayne Fraser said that after several meetings with no results his patience had ended.

ZONING ENFORCEMENT OFFICER

Bill Mulholland stated that the budget had been approved by The Board of Selectman and was going forward to Finance. He also said that this is a busy time of year of for Zoning.

NEW BUSINESS

NIANTIC SPORTSMEN CLUB

Ted Harris discussed the Nazarko vs. East Lyme Zoning Commission and the Niantic Sportsmen club. He indicated that the Zoning Commission would have to formally authorize the Town Council to appeal the decision. He spoke about the problems of the case that lead to the decision. Athena Cone moved to authorize the Town Counsel to appeal the court decision in the case of Nazarko vs. East Lyme Zoning Commission and the Niantic Sportsmen club. Chris Mullaney seconded the motion. Five members were in favor of the motion. One member abstained. The motion carried.

The Commission spoke about the budget for a part-time person and computer system. Athena Cone stated that it would be a good idea to look into software now. Chris Mullaney asked if the Commission would be able to show a savings.

BUSINESS ON THE FLOOR

Athena Cone motioned to put three Applications on the agenda. Shawn McLaughlin seconded the motion. Six member were in favor. None were opposed. The motion carried. The following Applications were put on the agenda to be scheduled for the next available Public Hearing:

1. The Application of Robert Reardon for a change of zone from RU-40 to CA-Commercial for properties known as 435, 436, 441, and 442 Boston Post Road, East Lyme, Connecticut.
2. The Application of Theodore Harris to amend Section 18.1.3 - Definitions and Section 18.1.10 to allow on site directional signs.
3. The Application of J. Robert Pfanner & Associates, P.C. for a Special Permit to construct and operate a recreational (RV) Park on property of Chesterfield Road, East Lyme, Connecticut, further identified as East Lyme Assessor Map 48, Lot 123.

CORRESPONDENCE

Wayne Fraser discussed a letter that the Commissioners should have received inviting them to the Kick-Off Supper for the Yale Study.

Athena Cone said that it was nice to see Mrs. Hardy's students attending meetings regularly.

ADJOURNMENT

Athena Cone motioned to adjourn the meeting at 9:07 p.m. Norman Peck seconded the motion. The meeting was adjourned.