

TOWN OF EAST LYME

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

ZONING COMMISSION

MINUTES
EAST LYME ZONING Commission
REGULAR MEETING
THURSDAY, MAY 15, 1997
EAST LYME TOWN HALL

FILED IN EAST LYME TOWN

CLERK'S OFFICE

May 17, 19 97 at 9:10

AM
PM

Esther B. Willaw

EAST LYME TOWN CLERK

CALLED TO ORDER

Wayne Fraser called the Regular Meeting of the East Lyme Zoning Commission to order at 9:58 p.m. on May 1, 1997 at the East Lyme Town Hall in Niantic, Connecticut.

ATTENDANCE

Six regular members were in attendance: Paul Formica, Wayne Fraser, Athena Cone, Norman Peck, Donn Jordan, Bill Dwyer.

MINUTES OF MAY 1, 1997

Athena Cone moved to approve the minutes of the May 1, 1997 meeting. Norman Peck seconded the motion. Five members were in favor. No one was opposed. One member abstained. The motion carried.

REGULAR MEETING

APPLICATION OF J. ROBERT PFANNER & ASSOCIATES

Bill Dwyer proposed waiting to render a decision on this matter.

Paul Formica asked why.

Bill Dwyer stated that he wanted additional time to review information particularly sight line information and Section 12.1.1a.

Athena Cone discussed the purposes of the Commission.

Norman Peck stated that he thought there were basically five aspects. Septic which had been satisfied by experts. Flood it was wet on occasion but that he was not worried. Security he stated that they would have to be watched very carefully but that the Commission would have to trust them. Traffic would be addressed by DOT and Environment which was cleared up by experts. He stated that it was an improvement and he was in favor.

Donn Jordan stated that the experts had clarified the sight line issue and that as far as security the Commission really couldn't address. Mr. Jordan said that he could find nothing in good conscience to vote against the Application.

Paul Formica stated that the Commission could not allow passion to overlook regulations. He stated that the Commission had to consider their positions whether they agreed or not. He stated that the burden of proof was on the Applicant. Mr. Formica discussed Section 12.1.1a - he felt the Application was relevant. Section 13 - this is not a prohibited use. Section 15 - Floods all items addressed. Only one permanent structure the rest could be moved. Section 22 - Parking - requirements satisfied. He went on to discuss Section 24 and 25. Mr. Formica stated that the Commission could not legally deny the Application.

Mr. Formica stated that he was not in favor of the Applicant later trying to develop upper area.

Mr. Mulholland indicated that the Applicant would have to come back if they decided to do such.

Wayne Fraser discussed the conditions that would have to be put on the approval.

Bill Dwyer indicated that although he had wanted to delay he was now ready to vote.

Donn Jordan moved to approve the Application of J. Robert Pfanner & Associates, P.C. (Patric D. Quinn - Property Owner) for a Special Permit to construct and operate a recreational vehicle (RV) park consisting of 43 individual overnight vehicle sites at 301 Chesterfield Road, East Lyme, Connecticut, East Lyme Assessor Map 48, Lot 123 with the following waivers: 24.6C - Sidewalks and 24.6E - Buffers East and South side where appropriate and subject to the following conditions:

1. Seasonal use only - April 1st to October 31st, including store.
2. All recreational vehicles (RV's)/trailers shall be removed from the site by the date of November 1.
3. Owner of property will keep a list of names of people who contract for sites and the site locations. The owner or management shall ensure compliance with Section 20.17 of the Town's Zoning Code.
4. Recreational vehicles (RV's)/trailers shall not have wheels removed nor shall any type of or permanent foundation be installed, and such vehicles shall remain mobile.
5. Mobile homes shall not be permitted on site.
6. There shall not be any tents erected on the subject property.
7. Overnight RV/trailer parking shall be limited to the 43 approved sites and shall not be permitted in any other area.

8. Security on site shall be provided by the Applicant and one employee must be on site at all times.
9. No Trespassing signs shall be placed on all boundaries of other properties.
10. No on-site fueling with exception of propane.
11. There will be no encroachment into the 50' buffers or removal of existing vegetation except as authorized.
12. Applicant shall hold 50' buffers along property line.

The motion was seconded by Norman Peck. Six members were in favor of the motion. None were opposed. The motion carried. Effective upon publication because the Application complies with the East Lyme Zoning Regulations.

APPLICATION OF THEODORE HARRIS

The Commission decided to hold off on the discussion of this matter until the next regularly scheduled meeting.

ADJOURNMENT

Donn Jordan motioned to adjourn the meeting at 11:19 p.m. Athena Cone seconded the motion and the meeting was adjourned.

Heather S. Paul, Recording Secretary