

TOWN OF EAST LYME

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

ZONING COMMISSION

MINUTES  
EAST LYME ZONING COMMISSION  
PUBLIC HEARING  
THURSDAY, MAY 15, 1997  
EAST LYME TOWN HALL

FILED IN EAST LYME TOWN

CLERK'S OFFICE

May 27, 19 97 at 9:10

AM  
PM

*Esther B. Willows*

EAST LYME TOWN CLERK

CALLED TO ORDER

Wayne Fraser called the Public Hearing of the East Lyme Zoning Commission to order at 7:30 p.m. on April 3, 1997 at the East Lyme Town Hall in Niantic, Connecticut.

ATTENDANCE

Six regular members were in attendance: Wayne Fraser, Athena Cone, Norman Peck, Donn Jordan, Paul Formica and Bill Dwyer. Wayne Fraser noted for the record that Mr. Jordan would be filling the place of Mr. Mullaney and that Mr. Jordan was in attendance at the Public Hearings that were scheduled for continuation on this date.

PUBLIC DELEGATION

Mr. Lou Mostowy of 42 Mostowy Road read that he respectfully recommended that the Zoning Commission adopt the following policy on any Applications that involve land use: 1. Notice must be sent to all adjoining property owners by certified mail advising them of the date and time of hearing that concerns the Application. 2. That a sign shall be posted on the property visible to residents who will be impacted by the Application.

Mr. Mostowy stated that many town and states already had this policy. He also advised that only 14% of people get their information from the newspaper.

PUBLIC HEARING #2

Wayne Fraser indicated that the two scheduled Public Hearings would be flip-flopped.

The continuation of the Application of J. Robert Pfanner & Associates, P.C. for a Special Permit to construct and operate a recreational vehicle (RV) Park at 301 Chesterfield Road,

East Lyme, Connecticut, property further identified as Lot 123 on East Lyme Tax Assessor's Map.

Athena Cone noted that the Public Hearing had been properly advertised and that she had copies of the ad.

Athena Cone read into record the following correspondence:

1. Letter from the Town of Waterford to Ms. Cone. Re: Proposed R.V. Park.
2. Letter from Mr. and Mrs. Germain to East Lyme Zoning Commission.
3. Memo from George P. Calkins, R.S. (Town Sanitarian) to Wayne Fraser dated May 15, 1997 Re: Sewage Disposal System, Aces High R.V. Park, Chesterfield Road.

Introduced as an Exhibit B - A Petition received May 13, 1997 against proposed R.V. Park in East Lyme. Bill Mulholland indicated that the total count of signatures was approximately 100, Wayne Fraser indicated that their was a total of 16 pages but not all pages were full.

Bill Mulholland stated that he had reviewed the Traffic Report and had forwarded the same to the Town Engineer. Mr. Mulholland indicated that the Town Engineer was comfortable with it. He stated that in addition he had spoke with the Traffic Engineer who had generated the Report. Mr. Mulholland indicated that the Traffic Engineer had stated that this area is not an intense level of traffic and that he was comfortable with that.

Wayne Fraser read into record the conclusions of the Traffic Impact Analysis.

Bill Mulholland indicated that he had spoke with Chetlar Colar from DOT Permit Section in Norwich, they discussed the sight line and Mr. Colar will be speaking with Mr. Pfanner. Mr. Colar indicated that he was comfortable that the site had been used for similar use and he thought there might be some overgrowth that would have to be removed.

Bob Pfanner indicated that he just wanted to introduce to the record a copy of the Wetlands Permit and approval dated April 24, 1997 from the State Health Department.

Mr. Pfanner introduced Exhibit C - "Plan Showing Sight Line, Aces High R.V. Park, May 6, 1996."

Mr. Pfanner indicated that there was overgrowth that would have to be taken out.

Joe Kusnuwski, 67 Walnut Hill Road, wanted to know what happened to Planning Commission, he indicated that the Town of East Lyme is going through a Plan of Development and doesn't understand why they are not involved.

Wayne Fraser indicated that at the last meeting they read a letter from the Planning Commission in which they addressed 7 items of concern.

Mr. Kusnuwski stated that the burden of proof should be on the person coming into town not the burden on the people who surround this. He said that this has been proven many times. He said that the Town was still suffering from a so called "Special Permit".

Lou Mostowy, 42 Mostowy Road, read a letter from Planning Commission dated May 7, 1997 to Wayne Fraser re: J. Robert Pfanner Application. He indicated that as of 4:10 this date Planning Commission had not received answers from the East Lyme Zoning Commission.

Wayne Fraser indicated that at the last meeting the Zoning Commission responded to the questions of the Planning Commission. He indicated that not all of the questions were under the jurisdiction of the Zoning Commission and that he had indicated as much.

Walt Collin, Planning Commission, criticized Zoning for not communicating with the Planning Commission.

Paul Formica went through each of the Planning Commission's questions and reiterated the answers that the Zoning Commission had come to for each. He stated that he was offended and ashamed that the Commissions would bicker amongst themselves in front of the people when they were trying to decide a situation. He further stated that if Mr. was going to criticize how the Zoning Commission operates that he should do that under a different form. Mr. Formica stated that the questions Planning concerned were all minor concerns and they were all addressed under great lengths at the last meeting. He went on to apologize to the public.

Georgie Granger, 306 Chesterfield Road, she stated that the all the years the last campground was operational she never had a problem with theft and she was happy that the sight line issue had been brought up. She stated that the property was being beautified.

Charles Carp, Cardinal Road, opposed to the project. Stated that he is concerned that the whole area is residential and his property value. He also indicated that he is concerned about crime.

Luba Svinsky, 277 Chesterfield Road, stated that since the other campground has been gone it had been the most blissful time.

Pat Katz, Walnut Hill Road, she stated that she could alot of tax dollars going down there as far as emergency calls. She said that she didn't see them giving back that much.

Lou Mostowy stated that the Commissions should be working together.

Norman Peck said that he didn't believe there was one item on the Planning Commission's letter that they had any business dealing with.

Elaine Wood concerned about security and trash.

A man in the audience didn't indicate his name but questioned the Commission on the weight they would put on the Petition.

Wayne Fraser explained the procedure to the audience and that the Application would have to pass with a 2/3 vote from the Commission.

Regina Mostowy stated that she didn't want the campground in her backyard. She said that there wasn't enough room and there wasn't a sight line.

Cindy Bakozi, 319 Chesterfield Road, in favor of the project. She stated that the property is abandoned now, and now it will be supervised.

Wayne Fraser closed the Public Hearing at 8:56 p.m.

#### PUBLIC HEARING #1

Wayne Fraser opened the Public Hearing at 9:06 p.m.

The Application of Theodore Harris to Amend the Signage Section of the East Lyme Zoning Regulations. Specifically; the Applicant proposes to amend Sections 18.13 Definitions and Section 18.1.10, exemptions to permit on site directional signs.

Athena Cone read into record the following:

1. A letter from Planning Commission to Zoning Commission dated April 16, 1997.
2. A letter from SCCOG to Athena Cone dated March 26, 1997.
3. A letter from Connecticut River Estuary to Athena Cone dated April 9, 1997.

Attorney Theodore Harris, 315 Main Street, Niantic - here to speak about proposed change to regulation. The change would allow businesses to identify themselves at the entrance way. The current regulations only allow for incidental signs. He stated that the current regulations did not have a limit on the size of incidental signs with his proposal there would be a limit in the size.

Attorney Harris indicated the sizes he was discussing with a piece of cardboard. He stated that his proposal would add to public safety.

Paul Formica asked if the signs would be double-faced. Attorney indicated that they may be.

Athena Cone asked how the would be illuminated. Attorney Harris stated that they would have to be lighted from exterior lights.

Attorney Harris stated that the signs would help businesses that were located behind other businesses or out of sight.

Bill Dwyer indicated that he thought the current regulations were sufficient and that he was not in favor of any changes, he said that there was no reason to change the regulations.

Wayne Fraser asked the audience for comments. No one wished to speak.

Wayne Fraser closed the Public Hearing at 10:29 p.m.

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Heather S. Paul, Recording Secretary