

TOWN OF EAST LYME
ZONING COMMISSION

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

REGULAR MEETING
MAY 21, 1998
EAST LYME TOWN HALL

Filed In East Lyme Town
Clerk's Office

June 2, 1998 AT 3:30 AM
PM
L A Blas ar
East Lyme Town Clerk

CALLED TO ORDER

Paul Formica called the Regular Meeting of the East Lyme Zoning Commission to order at 7:32 p.m. on May 21, 1998.

ATTENDANCE

Five regular members were in attendance: Paul Formica, Norman Peck, Shawn McLaughlin, Daniel Price and Athena Cone. One alternate members was in attendance: Bill Dwyer

MINUTES OF MAY 7, 1998

Commission decided to hold off on vote until they obtained a copy of the Public Hearing Minutes.

REGULAR MEETING

APPLICATION OF DEMENTRIOS C. ORPHANIDES, 68 PINE ISLAND ROAD, GROTON, CONNECTICUT, FOR A SPECIAL PERMIT TO CONSTRUCT A MULTI-FAMILY, MULTI-STORY APARTMENT AT 468 MAIN STREET, NIANTIC, CONNECTICUT, PROPERTY FURTHER IDENTIFIED AS LOT 196 ON THE EAST LYME ASSESSOR MAP 11.2.

Mr. Formica stated that Chris Mullaney had sat on the Commission during the Public Hearing and was absent, therefore Bill Dwyer, who was also present for the Public Hearing, would be replacing him on the Commission.

Athena Cone stated that she was concerned with the fact that there would be no limits on amount of cars. She also stated that she disagreed with the traffic study.

Norman Peck clarified what the 1987 traffic study was for. He stated that he was concerned with neighbors. Mr. Peck stated that he was satisfied with the lighting on the property and asked the Commission to consider if the project was in harmony – if the project fit in with the Towns specifications.

Daniel Price stated that he was concerned with the parking also. He stated that if all the plantings were inside the stockade fence it would not be very attractive. He stated that other than those items the project seemed to meet all of the Commission's requirements.

Paul Formica stated that the parking meets the Zoning Commissions specifications and that the Board could only enforce their own regulations.

Norman Peck stated that he was in favor. He indicated that he would like to see the Developer, Neighbors and Bill Mulholland all get together and work out issues on the buffers. He stated that he would like to see everyone happy. He also stated that he thought the Commission should waive the planting of Evergreens on Mr. Patone's driveway boundary because of the existing Sugar Maples.

Mr. Formica stated that he did not think the Commission could leave the approval open for discussions with the Developer, Neighbors and Mr. Mulholland. He stated that if they did that for this Application then they would have to do it for others.

Mr. Formica stated that there was a fairly good buffer in the back of the property.

Shawn McLaughlin stated that he was concerned with the parking also but understood that it met the Commissions regulations. He indicated that he agreed with waiving the planting of Evergreens but would like to discuss the height of the fence.

Bill Dwyer stated that as far as the traffic was concerned that even without the apartment building the traffic is very congested but perfectly legal as were the amount of parking spaces.

Paul Formica stated that he believed the Commission could change the height of the fence if they so chose.

Norman Peck moved to approve the Application of Demetrios C. Orphanides, 68 Pine Island Road, Groton, Connecticut, for a Special Permit to construct a Multi-Family, Multi-Story apartment building at 468 Main Street, Niantic, Connecticut, property further identified as Lot 196 on the East Lyme Assessor Map 11.2 with the following exception: Waiver of additional tree planting requirements on the East side of the parcel; and with the following condition: Require an eight foot fence along rear of the plan (South). Athena Cone seconded the motion. Six members were in favor the motion. No member was against the motion. The motion carried and is effective upon publication for the following reasons: 1. Complies with zoning codes. 2. Is a permitted use. 3. Complies with the current Plan of Development.

OLD BUSINESS

Discussion/Fast Food Restaurants

The Commission discussed the possible problems of too many restaurants in Flanders.

Paul Formica asked if the objection was to fast food or the typical look that comes from them.

Athena Cone stated that the property is commercial.

Norman Peck stated that the Commission could change site plan requirements or establish an architectural design.

Paul Formica asked Daniel Price to do a study with respect to architectural review and asked him to speak to Bill Mulholland about it.

Norman Peck stated that he would like the objective to be looking at the long run.

NEW BUSINESS

Application of Walter R. Scott for a Special Permit to operate a road side stand to sell agricultural produce at 70 Mostow Road, East Lyme, Connecticut.

Paul Formica stated that the Application would be put on the agenda for the next available date.

Daniel Price moved to put the Application of Tom Hoffa on the agenda. Shawn McLaughlin seconded the motion. All members were in favor of the motion. Paul Formica stated that the Application would be put on the agenda for the next available date.

CORRESPONDENCE

None.

ZONING OFFICIAL

Absent.

COMMENTS FROM PLANNING REPRESENTATIVE

Matt Bowman was present but did not have anything to discuss.

COMMENTS FROM EX-OFFICIO

No Ex-Officio was present.

ADJOURNMENT

Athena Cone moved to adjourn the meeting at 8:40 p.m. Daniel Price seconded the motion. All members were in favor of the motion and the meeting was adjourned.

Heather S. Paul
Recording Secretary