

**East Lyme Zoning Commission  
Regular Meeting  
November 5, 1998  
Minutes**

Filed in East Lyme Town  
Clerk's Office

*Nov 12, 1998 AT 4:00*  
*L. A. Blais, ATC*  
East Lyme Town Clerk

The East Lyme Zoning Commission held a Regular Meeting on November 5, 1998 at Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut 06357.

PRESENT: Paul Formica, Chairman, Norman Peck, Christopher Mullaney, Shawn McLaughlin, and William Dwyer, Alternate.

Also Present: William Mulholland, Zoning Officer.

Absent: Athena Cone, Secretary, William Weber, Robert Bulmer, Rose Ann Hardy, ex-officio.

Mr. Formica opened the Regular Meeting at 9:34 PM. Mr. Dwyer will be a voting member of the Commission.

**I. Regular Meeting**

**A. Approval of Minutes**

Mr. Formica noted that on page 2, paragraph 3 of the Public Hearing Minutes, should read: "Mr. Formica continued the Public Hearing to November 5, 1998 at 7:40 PM"

**Motion (1):** Mr. Peck made a motion to approve the Minutes of the Regular Meeting of October 22, 1998 as amended. Mr. McLaughlin seconded the motion.

Vote in favor: (4-0). Mr. Price abstained.

**B. Application of Patrick Quinn to amend the existing Special Permit for Aces High RV Park (301 Chesterfield Rd, East Lyme, Connecticut) to permit on-site winter storage of recreational vehicles.**

Mr. McLaughlin stated that at May 1997 Public Hearing and deliberations for the Special Permit it was agreed that there would be no RVs on-site from November to May. The applicant at that time did not have a problem with this condition at that time.

Mr. Peck noted that the environmental concerns have been addressed by the Sanitarian and Wetlands Commission. He added that the Town should encourage the RV Park to thrive financially. The winter storage of RVs would contribute to the viability of the Park and to the maintenance of the Park all year. Mr. Peck stated that he does not have a problem with

Mr. Quinn returning for an amendment to the Special Permit, however, he could have a problem with continually requesting other amendments.

Mr. Dwyer stated that prior to approving the Special Permit there were extensive discussions regarding "seasonal use only". He stated he was not in favor of this amendment. He added that he did not believe wintering over the RVs was not "consistent with the neighborhood" and expressed concern regarding the effect on property values in the area.

Mr. Price stated that he did not see that there was a notable tax benefit to the Town. He added that he has not heard sufficient evidence to think that the original Special Permit was not worth abiding by. He also stated his concern for additional policing of the area by the Town.

Mr. Formica noted the opposition by the neighbors. He stated he believes the property has shown an improvement in value not a decline. He stated that the Special Permit has clearly defined conditions, which Mr. Quinn is abiding by. He added that the success of Aces High RV Park was not the concern of this Commission.

Mr. Dwyer made a motion to deny the application of Patrick Quinn to amend the existing Special Permit for Aces High RV Park (301 Chesterfield Rd., East Lyme, Connecticut) to permit on-site winter storage of recreational vehicles.

Mr. Price seconded the motion.

Vote in favor: (3-2) Mr. Peck and Mr. Formica opposed the motion.

Discussion regarding the winter residence for a manager ensued. It was the consensus of the Commission that it was the original intent to have the manager reside in the building, however the camp store would be "seasonal" and therefore closed.

C. East Lyme Zoning Commission proposal to amend Section 22.1.3 (Multi-Family, Multi-Story units –CA, CB and CM Districts) of the zoning regulations by increasing the minimum parking criteria from one space per bedroom to one and one half spaces per bedroom

**Motion (3):** Mr. Peck made a motion to approve the proposed amendment to Section 22.1.3 to increase the minimum parking criteria from one space per bedroom to one and one half spaces per bedroom  
Mr. Dwyer seconded the motion.

Vote in favor: (5-0), Unanimous.

D. Application of Michael and Jane Brothers for a Coastal Site Plan Review to construct a single family dwelling at 30 Atlantic St., Niantic, Connecticut, property further identified as Tax Assessor Map 11.4, Lot 184.

Mr. Formica read into the record the letter from Mr. Mulholland, Zoning Officer, into the record. A review of the site plan and application reveals that the new building will not adversely effect the coastal resources. It is Mr. Mulholland's opinion that the applicant has demonstrated compliance with all applicable policies and goals of the CAM Act (Coastal Area Management).

Mr. Mulholland noted that this property is located at Crescent Beach where Town Zoning Commission does not have formal jurisdiction. The Zoning Commission is reviewing the application for the CAM aspects of it. CAM does not have a problem with this.

The architect for the applicants, Mr. Whitney Huber addressed the Commission. Mr. Huber presented the Coastal Resources Map showing the location of the property. It is located in coastal waters and coastal flood area. It is 13 acres, which currently has two cabanas on it, which will be removed and an existing seawall that goes on two sides of the property, one parallels shoreline, and the other Crescent Beach. The grades will be maintained, and the seawall will remain unmodified. Mr. Huber read a description of Property), Attachment B (Proposed Use of Property), Attachment C (How the Proposed Project is consistent or inconsistent with the Coastal Resources Policies) Photographs were presented of the property.

**Motion (4):** Mr. Price made a motion to approve the application of Michael and Jane Brothers for a Coastal Site Plan Review to construct a new single family dwelling at 30 Atlantic St., Niantic, Connecticut, property further identified as Tax Assessor's Map 11.4, Lot 184.  
Mr. Dwyer seconded the motion

Vote in favor: (5-0), Unanimous.

**Motion (5):** Mr. Price made a motion to add to the agenda as New Business the Proposed Zoning Fee Schedule  
Mr. Dwyer seconded the motion

Vote in favor: (5-0), Unanimous.

E. The Commission reviewed the existing and proposed fee schedule.

Mr. Mulholland noted that the existing fee schedule has not been updated since 1988. Legal costs and advertisement costs have increased. The fees have not been covered for legal and staff costs. The proposed fees are consistent with or lower than other communities.

After further discussion and debate of the fee schedule,

**Motion: (6):** Mr. Price made a motion to approve, as discussed, the Zoning Fee Schedule.  
Mr. Peck seconded the motion.

Vote in favor: (5-0), Unanimous

**II. Adjournment**

**Motion (7):** Mr. Dwyer made a motion to adjourn the Regular Meeting of East Lyme Zoning Commission at 10:22 PM.

Respectfully submitted,



Anita M. Bennett  
Recording Secretary