

TOWN OF EAST LYME
ZONING COMMISSION

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

REGULAR MEETING
OCTOBER 2, 1997
EAST LYME TOWN HALL

FILED IN EAST LYME TOWN
CLERK'S OFFICE

Oct 14, 19 97 at 2:55 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 7:30 p.m. on October 2, 1997.

ATTENDANCE

Four regular members were in attendance: Wayne Fraser, Athena Cone, Norman Peck and Bill Dwyer. Two alternate members were in attendance: Donn Jourdand and Shawn McLaughlin

PUBLIC DELEGATIONS

Bob Simpson of 30 Sleepyhollow stated that he though the regular meeting of the East Lyme Zoning Commission scheduled for October 16, 1997 should be rescheduled as it was conflicting with the Yale Study.

Wayne Fraser stated that due to legals that had already been posted it was impossible to reschedule the meeting but that he did believe that a representative of the Commission should be in attendance.

MINUTES OF SEPTEMBER 11, 1997

Bill Dwyer moved to accept the minutes of the Regular Meeting of September 11, 1997. Shawn McLaughlin seconded the motion. The motion passed unanimously.

Wayn Fraser indicated that he wanted to swap Items 3 and 4 on the agenda.

Bill Dwyer moved to exchange Items 3 and 4 on the agenda. Athena Cone seconded the motion. The motion passed unanimously.

APPLICATION OF ELIZABETH JAMES FOR A COASTAL SITE PLAN REVIEW TO CONSTRUCT A SINGLE FAMILY DWELLING AT PROPERTY IDENTIFIED AS 10 EAST SHORE DRIVE, NIANTIC, CONNECTICUT 06357

Athena Cone read into record the following correspondence:

Memo to East Lyme Zoning Commission from William Mullan, ZEO, dated October 2, 1997.

Arthur Hayward of Hayward - Holbrook, Engineers and Surveyors spoke in favor of the applicant. Mr. Hayward indicated that the property was located in an area with water and sewer accessibility and not in a floodzone. He stated that the area was zoned residential and he presented pictures of the area for the Commission to review.

Mr. Hayward indicated that the property is currently lawn with houses on either side of the property.

Bill Dwyer moved to approve the application of Elizabeth James for a Coastal Site Plan Review to construct a single family dwelling at property identified as 10 East Shore Drive, Niantic, Connecticut 06357. Shawn McLaughlin seconded the motion. The motion passed unanimously.

SUBCOMMITTEE

DENSITY COMMITTEE

Wayne Fraser indicated that this was an extremely important subcommittee. He stated that he would like the input of the Commission as to goals the committee should be working on. He indicated that with respect to areas North of I95 they needed to be extremely careful.

Mr. Fraser stated that he would like to have time in each regular meeting to have the Commission's input as part of the subcommittee work. He stated that he thought it would take 6 – 9 months to work on this issue.

CORRESPONDENCE

Athena Cone read into record the following correspondence:

Letter to East Lyme Zoning Commission from Planning Commission dated July 15, 1997.

Wayne Fraser introduced a map to the Commission indicating areas of 3 and 5 acre zones. He indicated that he would like guidance as to the goals. He stated obviously research would be a goal. He stated that Bill Mulholland was checking with other towns as to their structure.

Norman Peck stated that a third of the town is in the 3 or 5 acre zone.

Donn Jourdan stated that he thought it should be a priority to get other Commissions involved, such as EDC and Planning.

Wayne Fraser stated that he agreed and that should be a goal to get everyone involved that needs to be involved.

Bill Dwyer stated that they still needed to see the Yale Study.

Athena Cone stated that she would like to see a more definitive time set in place so that the subcommittee didn't just drag on.

Norman Peck stated that Planning and Zoning should have a joint meeting with both the ZEO and Town Planner present.

Wayne Fraser stated that that was an excellent idea. He stated that during the joint meeting the Commissions could review the Plan of Development and the Yale Study. He indicated that he would direct Bill Mulholland to write a letter to set up the meeting after the Study was complete.

BED AND BREAKFAST

Jim Lagrotteria went through the proposed zone change and spoke about each item the subcommittee had discussed. He indicated that the Town Planner, ZEO and himself did not agree on all items and had agreed to disagree.

He indicated that he did not know why CM Zone areas were left out i.e. Bayview. Mr. Lagrotteria indicated that he would like to have time to review section under controls. He stated that he believed one of the goals should be to allow people with large, nice looking homes to open Bed and Breakfasts.

Donn Jourdan stated that the Commission owes a great debt to Jim Lagrotteria and his people for all their hard work.

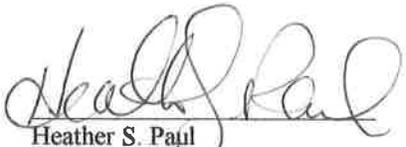
NEW BUSINESS

None.

CORRESPONDENCE

None.

Donn Jourdan moved to adjourn the meeting at 8:45 p.m. The motion carried and the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "Heather S. Paul".

Heather S. Paul
Recording Secretary