

**East Lyme Zoning Commission
Regular Meeting
October 22, 1998
Minutes**

Oct 30, 1998 at 11:30 AM
Esther B. Willaw
EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Public Hearing and Regular Meeting on October 22, 1998 at Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut 06357. Paul Formica chaired the Meeting.

PRESENT: Paul Formica, Chairman, Athena Cone, Secretary, Norman Peck, Christopher Mullaney, Shawn McLaughlin, and William Weber, Alternate.
Also Present: William Mulholland, Zoning Officer.

Absent: Daniel Price, Rose Ann Hardy, ex-officio.

Mr. Formica opened the Public Hearing at 7:30 PM. Mr. Weber will be a voting member of the Commission.

I. Public Delegation - None

PUBLIC HEARING

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. Granville Morris, O'Brien, Shafner, Stuart, Kelly & Morris, P.C., 27 Oak Hill Drive, Niantic, Connecticut, attorney for the applicant, addressed the Commission and Public. Mr. Morris stated that before the Commission take testimony with regard to Public Hearing there are some zoning issues they would like to speak with Mr. Mulholland, Zoning Officer, about. He requested a continuance of the public hearing for two weeks until the Commission's meeting of November 5, 1998.

Mr. Formica stated that the Commission has 30 days to complete the Public Hearing and 65 days to make a decision.

Mr. Mullaney inquired if the vehicles currently on the property would be removed by November 1, 1998 which was one of the conditions of the Special Permit.

Mr. Morris stated that it is the intent of the applicants to comply with that condition. The vehicles will be removed.

Mr. Formica stated that the Public Hearing will be continued to November 5, 1998 at 7:30 PM. The applicant will be present and the public will have an opportunity to speak.

Mr. Mulholland informed the public that they do have the option to write to the Commission expressing their opinions and that the letters would be read into the record.

Mr. Formica closed the Public Hearing at 7:40 PM.

REGULAR MEETING

I. Mr. Formica called the Regular Meeting of the East Lyme Zoning Commission to order at 7:41 PM.

A. Acceptance of the Minutes of the October 1, 1998 Meeting

Motion (1): Mrs. Cone moved to accept the Minutes of the Regular Meeting of October 1, 1998. Mr. Peck seconded the motion.

Vote in favor: (5-0), Mr. McLaughlin 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.

Continued to November 5, 1998, 7:30 PM

Old Business

None

New Business

A. Recommendation of the East Lyme Water and Sewer Commission to amend the zoning regulations to adopt language to enact a water moratorium for multi-family development projects.

Mr. Formica read into the record a letter from the Wayne Fraser, Chairman, East Lyme Water and Sewer Commission. The Water and Sewer Commission at their September 22, 1998 meeting passed a resolution (attachment A) for a water moratorium request of the Zoning Commission regarding multi-family residential projects as defined in Section 9.2.5 and 12.1.4 of the Zoning Regulations. The

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reasoning is that these residential projects appear to have substantial impact on the Town's currently depleted water supply.

It is suggested that this language be added to the Zoning Regulations and it is required if you are going to have a moratorium to adopt the language within the regulations.

Mr. Mulholland called the Commission's attention to the Proposed Resolution the correct date at the third line from the bottom should not be July 1st but December 1, the date that has been requested.

Mrs. Cone read the Proposed Resolution into the record.

Mr. Mulholland noted that the Sections the Proposed Resolution refers to are Section 9.2.5 CB Commercial Districts and 9.2.5 Multi-Family, Multi-Story Dwellings, and Section 12.1.4 SU Zones, which allows for multi-family dwellings.

Mr. Formica noted that this must be scheduled for a Public Hearing, as this is an amendment to the regulations.

Mr. Mullaney inquired why the DEP is requesting these wells be closed. Mr. Peck indicated that to his knowledge, the permits expired and the Town is trying to get re-permitted.

Mr. Formica indicated that the Planning Commission has a moratorium on Subdivisions that require Town water.

Mr. Mulholland stated that the Town Attorney had drafted the Resolution, and the language is consistent with Zoning Regulations.

The Commission agreed unanimously to accept the recommendation and schedule a Public Hearing. Mr. Formica will draft a letter to the Water and Sewer Commission requesting a representative at the Public Hearing.

B. Other Business on the floor.

Motion (2): Mr. Mullaney moved to add to the agenda as new business the Foster gravel bank on Rte. 161.

Mrs. Cone seconded the motion.

Vote in favor: (6-0), Unanimous

Mr. Peck inquired as to an indentation. Mr. Mulholland indicated that it was surface rainwater and he had spoken with Mr. Foster regarding that. He indicated that he will be visiting the site and speaking with Mr. Foster and will report back.

C. Zoning Official

Motel 6 has reconsidered razing the building and rebuilding and will instead remodel. Mr. Mulholland has yet to see the plans.

Kentucky Fried Chicken/Retail space is still in progress.

He indicated that he has had discussions and inquiries regarding other commercial property expansion and sale. The Main Street Multi-Family is underway and they have a foundation permit.

D. Planning Commission Representative

Mr. Walter Cullen stated that the Planning Commission had not seen the Water and Sewer Commission recommendation. He stated he would concur. Mr. Formica indicated that now that it is scheduled for Public Hearing, Zoning would refer it to Planning shortly.

Motion: (3): Mrs. Mullaney moved to adjourn the meeting at 8:02 PM
Mrs. Cone seconded the motion.

Vote in favor: (6-0), Unanimous

Respectfully submitted,

Anita M. Bennett
Recording Secretary