

East Lyme Zoning Commission

Oct 20, 1999 at 8:40 am

Public Hearing

October 7, 1999

MINUTES

Esther B. Willard

EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Public Hearing and Regular Meeting on October 7, 1999 at Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut 06357. Paul Formica, Chairman, called the Public Hearings to order at 7:43 PM and the Regular Meeting to order at 11:52 PM

PRESENT: Chairman Paul Formica, Shawn McLaughlin, William Weber, and Alternates Robert Bulmer and William Dwyer.

Also Present: William Mulholland, Zoning Officer. Rose Ann Hardy, ex-officio. Jeanne Davies, Planning Director, Planning Commission Liaison Mario Locarno.

Absent: Athena Cone, Daniel Price, Norman Peck

## PUBLIC HEARING II

**East Lyme Zoning Commission proposal to amend the East Lyme Zoning Regulations by adding new Section 22.6 "Areas of Exemption from Parking Requirements".**

Mr. Formica opened the Public Hearing at 11:17 PM.

Mr. Formica read into the record:

1. Letter from Jean Davies, Director of Planning to Paul Formica, Chairman Zoning Commission dated August 4, 1999. Included were copies of selected pages from the 1994 Niantic Parking Study.
2. Letter from the Southeastern Connecticut Council of Governments, Regional Planning Commission to Athena Cone, Secretary Zoning Commission dated September 28, 1999.
3. Letter from the East Lyme Planning Commission to Mr. Formica, Chairman Zoning Commission dated September 29, 1999.
4. Letter from Yale Steering Committee to Mr. Formica, Chairman Zoning Commission.

Mr. Formica noted the Legal ad was published September 24 and October 4, 1999 in the New London Day.

Jeanne Davies presented a diagram of present parking lot coverage in Niantic. She indicated that there is ample parking within a ¼ mile walking radius but it is not equally distributed or well marked. She added that the 1994 study noted that there is ample space available for potential expansion of businesses within the downtown area leaving a margin of

approximately 300 spaces available. The shared parking concept is difficult for most property owners who don't have the parking to negotiate parking from businesses that do have parking space.

Mrs. Davies indicated that the parking overlay zone would exempt existing buildings within the CB Zone from the parking regulations in Sections 22.1 through 22.1.5 – Number of Spaces per Use. Horizontal expansion of buildings that decrease lot coverage would not be exempt. Mrs. Davies recommended that the overlay zone is evaluated annually and when property owners expand lot coverage. She also recommended the Zoning Commission rescind the overlay if business expansion becomes a burden on available parking.

Mr. Weber inquired if businesses would still have the option of restricting their parking to their customers only.

Mrs. Davies stated that this proposed amendment would not deny property owners that option. She illustrated that if a property owner in the CB Zone wished to build in a second story apartment above a business, with the overlay concept, the apartment residents would use the parking for the business on the first floor after closing.

Mr. Formica opened the floor to those wishing to speak in favor of the amendment.

Mr. Dousis, 11 Hope St., and owner of 267-279 Main Street stated his support and the need for extended parking.

Theodore Harris, 351 Main St. stated that this change would promote business in the area and was in favor of the amendment.

William Hennessey, 17 Haigh Ave. stated his support for the amendment.

Mr. Formica opened the floor to those wishing to speak in opposition to the amendment.

There being no further speakers in favor or opposed to the application, Mr. Formica closed the Public Hearing at 11:44 PM.

Respectfully submitted,



Anita M. Bennett  
Recording Secretary