

# Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

Filed In East Lyme Town

Clerk's Office

Aug 8, 1994 AT 3:00 <sup>AM</sup>  
~~PM~~  
*Lesley A. Blais*  
Clerk East Lyme Town Clerk

ZONING COMMISSION

REGULAR MEETING  
August 4, 1994

The regular meeting was called to order by Chairman Wayne Fraser about 7:25 p.m. (right after the close of the public hearing). All six members of the Commission were present at this portion of the meeting also.

Acceptance of Minutes of July 21, 1994.

Moved by Athena Cone to table approval of the Minutes of July 21, 1994. Seconded by Bill Dwyer, and so voted: 5 ayes - A. Cone, Bill Dwyer, Wayne Fraser, Paul Formica, Norm Peck. Voting nay: Sharon Baroni.

Application of Richard and Ellen Goeben to amend Section 4.3.4. of the East Lyme Zoning Regulations to be allowed an increase in lot coverage in RU 40/20 zones.

MOTION by Paul Formica to approve the application of Richard and Ellen Goeben to amend Section 4.3.4 of the East Lyme Zoning Regulations to be allowed an increase in lot coverage in RU 40/20 Zones, by adding "except that in the case of the special circumstances defined in Section 4.3.3, the allowable coverage shall be 20 percent."

Seconded by Sharon Baroni, and so voted (6-0).  
Voting aye: Ms. Baroni, Ms. Cone, Messrs: Dwyer, Formica, Fraser and Peck. (Effective upon publication).

Reason for Approval: To correct an oversight in the East Lyme Zoning Regulations.

4. Application of Barbara P. Burdick, 19 Attawan Ave., Niantic, for a Coastal Site Plan review for construction of a single family dwelling at property known as 20 Attawan Ave., Niantic, further identified as Lot #6, on East Lyme Tax Assessor's Map 7.

Bill Mulholland, Zoning Officer, said CAM requires this be considered by the Commission, but it does not usually require a public hearing on a residence, and can be considered at a regular meeting.

Atty. Ron Stevens was present representing Barbara Burdick regarding a single family residence. He said it will be served by both town water and town sewers. He said the tidal wetland on this property will be protected.

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Bob Shook, P. E., of Total Technology, said this would be on the east side of Attawan Ave. He said the DEP has recently done some work there. He stated that if the house were built any closer to the water, it would have to be built on piles. He said it will be located about nine feet from the wetlands.

Mr. Mulholland reminded the Commission that they need to find there are no adverse impacts, if approved.

Mr. Fraser read from 22A regarding the Coastal Site Plan regarding possible adverse impacts.

No correspondence was received on this item.

Mr. Peck asked about the easement running across the property. The engineer said it is just a way for people to get to the water. It is an easement for the Davis Beach people only.

MOTION by Sharon Baroni to approve the application of Barbara P. Burdick for a Coastal Site Plan review for construction of a single family dwelling at property known as 20 Attawan Ave., Niantic, Ct., further identified as Lot #6, Tax Assessor's Map 7, and that it was found satisfactory for construction. Seconded by Mr. Dwyer, and so voted unanimously (6-0).

Reason for approval: It is consistent with the Coastal Site Plan Review.

5. The chairman asked if an inventory of the Sportsmen's Club hearing material could be sent out to the members.

Bill Mulholland said he will get a list into the mail for each member.

As far as transcripts of the hearing, because of the extra cost involved in printing copies, it was decided that an extra copy should be available in the office where members could study it, and one should be filed with the Town Clerk.

Wayne Fraser stated that the review process will be started once the inventory list and transcript is available. No more testimony can be received.

Mr. Peck recommended a Special Meeting be held on August 18th to study the Sportsmen's Club application.

MOTION by Athena Cone to hold a Special Meeting on Aug. 18, 1994 at 7:30 p.m. at the Town Hall to review the Sportsmen's Club application only.

Seconded by Bill Dwyer, and so voted unanimously (6-0).

OLD BUSINESS:

1. Subcommittee's: Sign Boards have been tabled.  
The trailer amendment is being typed up.  
Shared Parking is being worked on.

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2. No Correspondence.

3. Public Delegations- No items for discussion not already on the agenda.

September meeting date:

MOTION by Paul Formica to move the meeting of Sept. 8th to Sept. 15th.

Seconded by Athena Cone, and so voted unanimously (6-0).

EX-OFFICIO REPORT:

Donn Jourdan reported the Vision 2000 group is holding a meeting here at the Town Hall on Monday. The speaker will be a man from AmTrak, Mr. Carroll.

MOTION BY Sharon Baroni to adjourn about 8:20 p.m.; duly seconded by Athena Cone, and so voted unanimously.

Attest:

*Elizabeth J. Taylor*  
Elizabeth J. Taylor  
Recording Secretary