

Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

Filed In East Lyme Town
Clerk's Office

ZONING COMMISSION

PUBLIC HEARING

December 1, 1994

Dec 6, 19*94* AT *4:00* AM
PM
Desley A. Blais
East Lyme Town Clerk

PRESENT:

Wayne Fraser, chmn.; Paul Formica, Secy.; William Dwyer,
Norman Peck III.

Alternates: Shawn McLaughlin and Chris Mullaney.

ABSENT: Sharon Baroni and Athena Cone.

Mr. Fraser called the meeting to order at 7:30 p.m.
Mr. Peck and Mr. Mullaney, as members of the yacht club,
abstained from sitting on this item.

Shawn McLaughlin was asked to sit with the Commission
tonight.

PUBLIC DELEGATIONS: None.

PUBLIC HEARING:

1. Application of Niantic Bay Yacht Club to amend Section 25.5 of the East Lyme Zoning Regulations to allow yacht clubs by Special Permit.

Correspondence regarding the application was read by Paul Formica.

- 1- Legal ad as properly published was noted.
- 2-Letter from Planning Commission. They commented negatively on Proposal A (which has now been withdrawn).
- 3- Letter from Conn. River Estuary Planning Agency expressed concern over there being no definition of a yacht club in our regulations.
4. Letter from Southeastern Conn. Regional Planning Commission stated they saw no adverse impact from the proposal.
5. Memo from Zoning Enforcement Officer, who was unable to be present tonight. Proposal A has been withdrawn, and he said Proposal B would provide a set of minimum controls as listed. He felt they were more than adequate.

Atty. Michael Walker, with an office at 165 State St., New London, Ct. was present to speak for the Yacht Club.

Atty. Walker said a yacht club is often located in a residential neighborhood. They withdrew Proposal A. he stated, and have asked for only Proposal B which listed three controls:

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1. It shall be located on a plot of not less than five acres.
2. No building shall be located within 100 feet of any street line nor within 150 feet of any other property line.
3. No activity shall be carried on which results in objectionable noise audible off the premises.

Atty. Walker said the change brings into conformity the existing yacht club and provides a framework for future yacht clubs. He said yacht clubs are allowed by Special Permit in Essex and in Westport where side and other distances are smaller than given in the Niantic Bay Yacht Club proposal.

Speaking in favor:

Norman Peck Jr. spoke on behalf of the Yacht Club and mentioned the good the club has done for the town and for the neighbors. He said this amendment was prompted by the request of the Yacht Club to put in handicapped bathrooms, which were not allowed to be installed by the previous regulations.

Mrs. Mary Sunega, 8 North Drive, Niantic said Mr. Peck answered one of her questions.

The chairman reminded people that right now we are just looking at the change in the regulations, and are not looking at what they want to do later.

Dave Nickerson, a past commodore of the Yacht Club, spoke of concern over a restaurant and bar being added. He stated they have no intention of adding these.

Shawn McLaughlin asked about a definition for a yacht club. Atty. Walker present/a proposed definition of what a yacht club is. (EXHIBIT)

1.64 YACHT CLUB- A club whose primary function is to further the enjoyment of yachting and which may consist of meeting facilities, storage facilities for boats and boating equipment belonging to members, dining facilities and docking facilities, anchorages or moorings.

Hearing no further comments, Mr. Fraser closed the hearing at 8:12 p.m.

Attest:

Elizabeth J. Taylor
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Recording Secretary