

Town of East Lyme

P.O. DRAWER 519

Filed In East Lyme Town
NIANTIC, CONNECTICUT 06357
Clerk's Office

Zoning Commission

REGULAR MEETING
January 20, 1994

Jan 24, 1994 AT 3:00
Lesley A. Blair
East Lyme Town Clerk

AM
PM

The regular meeting was called to order by Mr. Fraser at 8:36 p.m.

PUBLIC DELEGATIONS - None

Minutes of Jan. 6, 1994.

The Minutes of Jan. 9, 1994 were accepted with one correction:

On page 1 of the Regular Meeting under 3. correct "Mr. Peck" to "Mr. Fraser polled the "

3. Application of Colonial Car Wash Inc. for a Special Permit to operate a car wash at 230 Flanders Rd., Niantic, Tax Assessor's Map 45, Lot #4.

Mr. Fraser polled the members of the Commission on this item. Mr. Formica said the lack of a sidewalk on Industrial Rd. bothered him. He felt the Car Wash should agree to share the cost of any sidewalk in the future.

Mr. Mulholland did not think the Commission had the authority to demand that.

Mr. Fraser pointed out that the Commission has exempted sidewalks in two other cases.

MOTION: Mr. Dwyer moved to approve the application of Colonial Car Wash Inc. for a Special Permit to operate a car wash at 230 Flanders Rd., Niantic, Tax Assessor's Map 45, Lot#4, with the following exceptions: 24.2 c- To waiver the sidewalk along the Industrial Park Rd. and 24.2E 3- A buffer strip waiver to allow a combination of existing and planted vegetation as shown on the plan to be used for the portion of the southerly and westerly buffer plantings. Duly seconded by Mr. Peck, and so voted unanimously (6-0), to become effective upon publication.

Voting aye: Ms. Cone, Ms. Baroni, Messrs. Dwyer, Peck, Formica and Fraser.

Reason for granting: This is in compliance with the existing Zoning Regulations.

4. Revision to the Zoning Regulations/ Subcommittees.

A) Gasoline Service Stations:

Mr. Fraser said he was concerned about the tanks, when it was discussed before. He received a memo from DEP. The purpose is to allow a pre-existing non-conforming service station to exist and maybe expand.

Mr. Dwyer asked about the Town Ordinance re: Underground Storage Tanks. He asked if this is in agreement with the Town Ordinance.

Mr. Fraser said the recommendations are more stringent, but we will have to study the Town Ordinance.

The Zoning Officer felt that as long as we are not increasing the tank size, it would probably be allowed, if the tanks are upgraded.

Mr. Dwyer said he is concerned about gas stations over aquifers as this could jeopardize the water supply.

According to reports there are ten gas stations in town. Mr. Fraser said that we are only looking at the ones that are pre-existing non-conforming.

Sharon Baroni said she is against the enlargement of any gas stations over aquifers. She is concerned about the storage of gasoline in an aquifer area, which could leak out.

Mr. Formica commented that this proposal might protect more than the present regulations.

It is understood that the State is currently working on new regulations.

The Sanitarian, Mr. Calkins, and the Fire Marshal are also working on these requirements.

It was pointed out that if a non-conforming gas station closes, they lose their license.

After polling the members, it was decided to go ahead and schedule PROPOSED AMENDMENT TO ZONING REGULATIONS - GASOLINE SERVICE STATIONS. Mr. Dwyer was opposed.

The Public Hearing will be scheduled for the first available date.

The Chairman, Mr. Fraser, named the following subcommittee members:

- a) Gasoline Service Stations. Wayne Fraser
- b) Light Industrial Zones: Paul Formica & Norman Peck
- c) Sign Boards: Athena Cone and Chris Mullaney
- d) Trailers: Bill Dwyer and Shawn McLaughlin
- e) Shared Parking: Sharon Baroni and Paul Smith.

These items will be carried on the agenda each meeting.

OLD BUSINESS: None

NEW BUSINESS:

1. Application of Niantic Sportsman's Club Inc. for a Special Permit to operate a Commercial Club (Skeet and Trap Ranges) on property off Plants Dam Rd., East Lyme, further identified as Lot #10, Assessor's Map 65.

This will be scheduled for a Public Hearing on March 3, 1994 - possibly at the Community Center.

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2. CORRESPONDENCE

Mr. Fraser read a letter dated Jan. 18, 1994 which he had written to Mr. Thomas Sessa in response to questions raised by Mr. Sessa. Mr. Fraser said that Mr. Sessa was correct in stating that we do not have a definition of Light Industry and Heavy Industry, and that we should. He has placed this and other regulation problems on future Zoning agendas.

3. Mr. Mulholland said he will be bringing in the budget next meeting.

4. COMMENTS FROM EX-OFFICIO:

Mr. Donn Jourdan, Selectman, said that Peter Mariani has been appointed to Zoning Board of Appeals. He said the Selectmen will start to review budgets next week. The Zoning Budget is scheduled for Feb. 22nd.

MOVED to adjourn at 9:40 by Paul Formica; seconded by Sharon Baroni, and so voted unanimously.

Attest:

Elizabeth J. Taylor
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Recording Secretary