

Town of East Lyme

P.O. DRAWER 519

FILED IN EAST LYME TOWN

CLERK'S OFFICE

NIANTIC, CONNECTICUT 06357

at

Jan 9 1996 12:45

AM
PM

Esther B. Allaway

EAST LYME TOWN CLERK

ZONING COMMISSION

REGULAR MEETING

January 4, 1996

1. The regular meeting was convened about 7:54 p.m. immediately following the public hearings, with the same five members sitting on the commission.

Regarding Item 5. of the agenda- the application of Terrance D. Lomme to amend Sections 14.2-1c- Coastal Site Plan Review Exemptions and Section 20.15 Setback from Wetland or Waterbody, Mr. Fraser stated we cannot vote on this tonight because we don't have a quorum to vote on it, as two members withdrew from considering the item. It will be considered on Jan. 18th or Feb. 6th. Mr. Lomme will contact Bill Mulholland, ZEO.

Mr. Fraser welcomed the new Ex-Officio Representative, Gary Lakowsky.

2. Acceptance of Minutes of December 7, 1995. Seconded by Norman Peck III, and so voted unanimously (5-0).

3. Site Plan Review Requirements- East Lyme Zoning Commission Proposal to amend Section 24 of the Zoning Regulations.

Jeanne Davies, Town Planner was present to help consider these amendments.

There was general agreement that 24.1 SITE PLAN REQUIRED as proposed was acceptable. Also Section 24.1.A. (4) as proposed.

MOTION by Norman Peck to approve 24.1 SITE PLAN REQUIRED as proposed (changing "should" to "shall"). Also to approve 24.1.A(4) re: a Class A-2 survey as proposed requiring twelve (12) or fewer offstreet parking spaces under Section 22 and stating "An A2 survey may be waived by a majority vote of the Zoning Commission". Seconded by Paul Formica, and so voted unanimously (5-0).
Voting aye: Messrs. Peck, Formica, Dwyer, Fraser and Mullaney.

It was decided that 24.2 STANDARDS as proposed needs to be re-worked.

Section 24.2 (E) Landscaping and Buffers also needs to be re-worked.

Mr. Mullaney commented that the Zoning Commission's desire is to allow more parking spaces so that the land is not used up with landscaping.

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Jeanne Davis suggested that shared driveway cuts might be considered instead of individual driveway cuts. In answer to a question, she said 11 to 15% of the property is commercial, and suggested that Zoning must establish its districts.

She said in certain cases you may not need the buffered zones, but you want to make the property look attractive with landscaping. It is hoped to consider these changes at the Feb. meeting.

4. Application of John and Janet R. Teune, 148 Roxbury Rd., Niantic, Ct. for a Special Permit to raise livestock and operate a boarding stable at 137 Roxbury Rd., property further identified as Lot #1 on Assessor's Map 15.1.

The Following motion was made between the two portions of the the Public Hearings:

MOTION

Norman Peck II moved to approve the application of John and Janet R. Teune, 148 Roxbury Rd. Niantic, for a Special Permit to raise livestock and operate a boarding stable at 137 Roxbury Rd., Niantic, further identified as Lot #1 on Assessor's Map 15.1. Seconded by Mr. Dwyer. This will become effective upon publication, and is in accordance with the Zoning Regulations. So voted unanimously (5-0).

Mr. Fraser said he will be away the next meeting.

Subcommittees (none)

NFW BUSINESS:

1. Application of Lewis S. and Jean E. Bull, 191 Upper Pattagansett Rd., East Lyme, for a Special Permit to raise livestock (horses and cattle), property further identified as Lot #31 on East Lyme Assessor's Maps 35 and 40.

A public hearing will be scheduled for this item- probably for the second meeting in February.

3. Business on the Floor. ZONING BUDGET.

MOTION by Bill Dwyer to approve the Zoning Budget, pending clarification of the first two items- Salaries YEAR END 6/30/95 and APPROP. YEAR-END 6/30.96., and regarding the item "Administrative Assistant.

He also asked how are the legal fees paid.

Seconded by Chris Mullaney, and so voted unanimously (5-0).

5. Comments from Ex-Officio: Mr. Lakowsky said he was asked to inquire about the Wood property. He was told it is on hold because of the bad weather, but there has been some improvement there. No extension has been granted to Mr. Woods.

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Mr. Lakowsky also asked if Z oning is aware that they are moving things up to Indian Woods Road. He also asked who is paying for the removal of the glass etc. to the landfill. Mr. Lakowsky will check with Mr. Thum~~mas~~ to who is paying.

Moved to adjourn at 9:30 p.m. by Mr. Formica, duly seconded by Mr. Dwyer, and so voted unanimously.

Attest:


Elizabeth J. Taylor
Recording Secretary