

Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT
Filed in East Lyme Town
Clerk's Office

Zoning Commission

PUBLIC HEARING
January 6, 1994

Jan 10, 1994 AT 3:40 AM
Lesley (Blais)
AM. East Lyme Town Clerk

PRESENT: Chairman Wayne Fraser, Secretary Paul Formica, Sharon Baroni, Athena Cone, Norman Peck III, William Dwyer. Alternate Shawn McLaughlin

ABSENT: Paul B. Smith, and Christopher Mullaney, Alternates. Ex-officio Representative, Donn Jourdan, was also present.

1. PUBLIC DELEGATIONS

Wayne Fraser, Chairman called the meeting to order at 7:30 p.m. and then explained the ground rules for speaking under this topic.

Tom Sessa of Sessa Construction asked about the LI zone. He said he wants to build an asphalt plant and has applied to the Zoning office. He distributed copies of a file memo from the Zoning Officer re: Atty. Granville Morris proposal, asphalt plant LI Zone, Capitol Drive, East Lyme.

Mr. Sessa does not feel that an asphalt plant is heavy industry. It is a manufacturing plant, and there is storage of material, he said.

The Zoning Officer feels it is of a heavy industrial nature. Mr. Sessa said they have no definition for "heavy industrial".

It was reported that Pete Hunt and others feel the current regulations for the LI Zone are not clear.

Mr. Sessa said he would like to have a written response from members of the Zoning Commission.

Joseph S. Kronick, who developed Capitol Drive at the Bride Brook Industrial Park, said they were promised a road would be finished. He said the permitted uses do not have any definitions, just verbiage. He favors approval of the plans by B. T. Sessa.

James Lagrotteria, Lincoln St., Niantic, asked about Special Permits. He wanted to know if an ongoing Special Permit would still be good, even if some one else came in to start a new business on that site. The chairman said he will look into this further.

Mr. Sessa asked when he could get an answer, and Mr. Fraser said he will get back to him.

Donn Jourdan, Selectman, said that under FOI questions can be asked by people, and the Commission can respond to the questioner at a different time. He said they cannot do this now, as somebody else in town might also want to address this. He said you cannot answer questions here tonight.

page 2, public hearing, Jan. 6, 1994

Mr. Fraser read the description of Public Delegations as part of the Zoning Commission's rules for meetings.

Ed Brodeur, 61 Sea Spray, Niantic, spoke in favor of Tom Sessa's application for the asphalt plant. He said this type of plant is inspected regularly.

PUBLIC HEARING:

Mr. Fraser called the Public Hearing to order at 7:50 p.m.

2. Application of the Harvest Assembly of God Church for a Special Permit to use property known as 14 Lincoln St., Niantic, as a place of religious worship.

Verification of the advertising of the Public Hearing - twice - as required by law-was given.

Rev. Herbert C. Stapleton, applicant, said he had originally applied for parking for 200 people, but he would like to change the Special Permit to "100 persons" and parking spaces. He said if it proves necessary in the future he could always come back for a variance. He said they are happy to be here in East Lyme and would like to grow with this community. He said the church should be preserved for the community, and they would like to have divine services there. They are pentecostal, he said.

Speaking in favor:

Jennie ? of No. Main St. said she is a member of the church and would like to see this permit granted.

James Lagrotteria said it always was a church, but he would like to ask some questions about the plot plan and as to what zoning regulations would apply. He asked what kind of a buffer zone would be left if they put in the parking. The special permit will only cover 100 spaces - what would the sidelines be, he asked. He said they show a 10-12 ft. sideline on the map.

Rev. Stapleton said he would like to preserve as much of the front yard as possible, and he wants to preserve the sideline buffers. The plan has met the setback requirements, he said.

Mr. Lagrotteria asked if this Special Permit gives them the right to expand the parking lot. He was told that they would have to come in for a Special Permit to enlarge the parking.

Gary Lukowski, 12 Methodist St., said the Knights had a permit for 125 people.

Bill Bordelau, 10 MacArthur Dr., spoke in favor of granting the permit, as did Peter Boryszeski.

page 3, Public Hearing, 1/6/94

Speaking against: No one.

Mr. Peck asked Rev. Stapleton how long his church had been in existence. Rev. Stapleton said they came here in 1992 and have been growing ever since. He said he was a general contractor in Mississippi and will see that this building is done correctly.

Athen^aCone asked if they will use this for a church only, or possibly for a fund raiser.

Rev. Stapleton said they have two young people's groups that will also meet here.

Jim Lagrotteria said nothing in the permit addresses fund raising. The Rev. Stapleton said he thought he would probably have to come to the town hall for a fund raiser permit, and that is why he did not put it on the permit.

The Public Hearing was closed at 8:10 P.M., and they went immediately into the regular meeting.

Attest:

Elizabeth J. Taylor
Elizabeth J. Taylor
Secretary