

Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

Zoning Commission

REGULAR MEETING
January 6, 1994

The regular meeting was called to order about 8:11 p.m., immediately after the close of the public hearing.

Acceptance of Minutes of Dec. 9, 1993

Hearing no corrections or additions, the chairman directed that the Minutes of Dec. 9, 1993 be filed as printed.

3. 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.

Mr. Peck polled the members of the commission. He stated that the Zoning Officer, Bill Mulholland, who was absent because of illness, had thoroughly checked this application and saw no reason to deny this permit.

MOTION by Norman Peck III to approve the application of Harvest Assembly of God Church for a Special Permit to use the premises at 14 Lincoln St., Niantic, as a place of religious worship for 100 persons, effective upon publication. Seconded by William Dwyer, and so voted 6-0 (unanimous).

Reason for approval: It is consistent with our Zoning Regulations.

Old Business - none

New Business - none

Correspondence - none

Any Business on the floor-by majority vote:

Paul Formica suggested the matter of the asphalt plant brought forth by Sessa should be considered next meeting, as this will give members time to research the subject.

Wayne Fraser said he will find the proper way to bring this matter forward after talking to Bill Mulholland.

Mr. Fraser asked to have an item on the floor: Information and proposed zoning change for pre-existing gas service stations. He said he would like to schedule a public hearing on this matter.

MOTION by Paul Formica to put this item on the agenda tonight. Seconded by Sharon Baroni, and so voted (6-0).

Filed In East Lyme Town
Clerk's Office

Jan 10, 1994 AT 3:40 AM
Lesley Ables
Clerk East Lyme Town Clerk

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Mr. Fraser said this is part of an action to consider problems that need looking at. This is also action to help gas stations modernize, he said.

A Memorandum dated Jan. 4, 1994 to the Chairman from Pete Hunt on this matter was presented to the commission members. It was proposed that the Zoning Commission expand the provisions of Section 21, "Nonconforming Uses, Buildings and Lots" by the addition of the following:

21.1.7 PREEXISTING NONCONFORMING GASOLINE SERVICE STATIONS-
Notwithstanding the preceding provisions of Section 21, preexisting nonconforming gasoline stations may be modernized, structurally altered, enlarged, rearranged, relocated or reconstructed when authorized by special permit issued by the Zoning Commission in accordance with the requirements of Section 25.

Mr. Hunt also proposed several controls to be adopted, including there be no increase in the total capacity of the gasoline storage tanks previously authorized.

A response from the DEP is being awaited as to the type of storage tanks and alarm signals.

It was suggested this be planned for a Public Hearing at the first meeting in March.

Mr. Fraser asked for all in favor of passing this on to the Planning Commission et al to so state. It was a tie 3-3, and this will be considered at the next meeting.

MOTION to adjourn by Sharon Baroni at 8:50 p.m., seconded by Bill Dwyer and so voted unanimously.

Attest:

Elizabeth J. Taylor
Elizabeth J. Taylor
Recording Secretary

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Clerk's Office

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