

6/27, 1996 AT 4:15 AM
PM

Town of East Lyme

East Lyme Town Clerk

NIANTIC, CONNECTICUT 06357

EAST LYME ZONING COMMISSION

MINUTES OF JUNE 20, 1996

PUBLIC HEARING

A public hearing of the East Lyme Zoning Commission was held on Thursday, June 20, 1996. The hearing was called to order by Wayne Fraser, Chairman of the Zoning Commission, at 7:30 p.m. in the East Lyme Town Hall on Route 161 in Niantic, Connecticut.

Mr. Fraser introduced the time set aside for public delegations. Mr. Joe Kuzonuski, 67 Walnut Hill Rd., voiced his concerns that the town had a lot of sidewalks that were not finished and went know where.

Mr. Fraser described the public hearing process. He introduced the commission members that would be sitting on the hearing: Bill Dwyer, Wayne Fraser, Kent Presley, Shawn McLaughlin, and Donn Jordan.

APPLICATION OF CHARLES KEEFE

Wayne Fraser read public hearing item number 1, the application for Charles Keefe. Wayne then indicated that Bill Dwyer would be acting secretary for the hearing. Wayne then asked if the commission had a copy of and was the hearing properly advertised. Bill Mulholland indicated that he did and that it was.

Bill Mulholland indicated for the record that the application was to be modified and that it was to be for an Inn only.

Bill Dwyer read into record a memo from Bill Mulholland dated June 6, 1996. There was no other correspondence for the record.

Jerry Karpuska the designer of the project spoke in behalf of the applicant. He stated that they were changing the whole building to an Inn and that there would be no residential use at all. He entered as exhibit 1 two prints of the project dated 4/20/96 with the title Harbor Hill Marina.

Mr. Karpuska referred to the first floor print and explained the changes that would take place. He also stated the changes on the second floor referring to the second page of the print. Mr. Karpuska discussed each item that needed a waiver and pointed out that they were all

pre-existing conditions. He read through the CAM report and stated that they are working within pre-existing conditions and that there would be no disruptions to the environment. That it was already a developed shore front.

Wayne Fraser asked if in summary the CAM report was indicating no impact. Bill Mulholland answered that he was correct.

Bill Mulholland referred to a previous CAM report of the site.

Donn Jordan asked about the covered porch. Mr. Karpuska explained.

Kent Presley asked if the rooming has was going from 16 units to 8 units. Mr. Karpuska said that was correct.

Kent asked if the property was currently vacant. He was told that yes it is vacant.

Kent Presley asked about plans for the winter.

Charles Keefe - owner - indicated that the plan was to have someone there year round.

Bill Dwyer stated that the building looks better now than it has in the last 50 years. He indicated that he had no adverse comments for the project.

Wayne Fraser asked if there was any more presentation, as there was not he asked if anyone in the audience wanted to speak in favor of the project.

Joe Kuzonuski stated that he was in favor of the project.

Wayne Fraser asked if anyone was against. No one responded.

Wayne Fraser asked if any of the commissioners had additional questions.

Bill Mulholland asked what the name of the Inn would be.

Charles Keefe said that it would be Inn at Harbor Hill or Harbor Hill Inn.

Wayne Fraser closed the public hearing at 8:00 p.m.

Heather S. Paul
Recording Secretary