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PM

Town of East Lyme

*L. A. Blair, etc.*  
East Lyme Town Clerk

NIANTIC, CONNECTICUT 06357

EAST LYME ZONING COMMISSION

MINUTES OF JUNE 6, 1996

REGULAR MEETING

A regular meeting of the East Lyme Zoning Commission was held on Thursday, June 6, 1996. The meeting was called to order by Wayne Fraser, Chairman of the Zoning Commission, at 10:10 p.m. in the East Lyme Town Hall on Route 161 in Niantic, Connecticut.

PRESENT

Seven members of the Zoning Commission were present: Wayne Fraser, Norman Peck, Shawn McLaughlin, Bill Dwyer, Chris Mullaney, Kent Presley and Paul Formica.

ACCEPTANCE OF MAY 16, 1996 MINUTES

It was motioned and passed that the minutes from the May 16, 1996 meeting be accepted.

APPLICATION OF FOSTER CONSTRUCTION

Deliberation of the application of Foster Construction began between members that sat on the public hearing of this application: Wayne Fraser, Shawn McLaughlin, Chris Mullaney and Kent Presley.

Chris Mullaney said that he doesn't think that there is a technical reason not to allow the permit. There are no facts or expert guidance.

Bill Mulholland answered that there is no documentation that the decision is wrong.

Kent Presley stated that some information that something had changed was needed. Are we affecting aquifer? Do we have something that states things have changed? No concrete reason to deny.

Chris Mullaney said let it stand. Let him do what he wants, give him two years.

Paul Formica read statutes section 17 and 25.

Paul Formica said that they must issue a special permit as stated by guidelines. I would move to grant the permit. At first he said he thought that 18 months would be sufficient but then

after finding out that the site provided sand in the winter he decided that the two years should be granted.

Bill Dwyer said that the 6 foot above aquifer was chosen by an expert. Applicant complied with all regulations. In favor of the application.

Shawn McLaughlin said that he hadn't objected the last time the permit was requested and that he didn't see a problem now. He said the permit should be issued for two years.

Wayne Fraser said that he was impressed on several visits. He agreed with Paul Formica that the fueling pad should be maintained. No problem with allowing a two year permit, but the finished product must be done in two years. Two wells should be replaced. Wells will answer a lot of questions. The bonds should be three thousand dollars (\$3,000.00). There should be a six month progress report. Continued hours of operation, dust control. Excavation should be complete in six months. No problem with access. Require as built at the time of expiration of permit.

Chris Mullaney said that limiting the excavation to six months is not necessary. Seeded so run off will be the burden of the applicant.

Kent Presley asked if the work already done served as an additional bond.

Paul Formica moved to approve the application of Foster Construction. The motion passed.

#### APPLICATION OF ST. AGNES CHURCH

Deliberation of the application of St. Agnes Church began between members that sat on the public hearing of this application: Wayne Fraser, Bill Dwyer, Chris Mullaney, Norman Peck, and Kent Presley.

Bill Dwyer stated that he was in favor of the application and that it provided no problems to the town.

Kent Presley stated that there was no problem with the application and that parking would not be a problem.

Chris Mullaney stated that he saw no problem.

Wayne Fraser stated that he saw no problem with the application.

Bill Dwyer motion to grant the application. The motion passed.

#### YALE STUDY

Wayne Fraser started discussion of the Yale Study. Said that the commission needed to vote on whether they were going to support the study or not.

Norman Peck stated that he thought they should have five people that live in the area come up with the same study instead of paying the Yale Group twenty-five thousand dollars (\$25,000.00).

Chris Mullaney stated that having the expertise of the college was an excellent idea.

Norman Peck discussed the fact that the credibility was important.

Kent Presley agree with Chris Mullaney and stated that the Yale Group would have access to a lot more information.

Wayne Fraser stated that he wanted to clarify that the discussion was on the concept of the Yale Study and not the money issue.

Paul Formica said that he thought the thought of the study was in good timing, but that the study shouldn't be voted in until Yale could give some kind of presentation. He also said that he didn't think that the amount of money was too much.

Bill Dwyer said that even though the town had been talking about renovation for years nothing had been done. He said that the study is a good idea and he was definitely in favor. Money is no issue.

Norman Peck restated that his main concern was the money.

Shawn McLaughlin didn't think the concept was a good one.

Paul Formica motioned to consider the concept of the Yale Study. The motion passed.

Wayne Fraser discussed subcommittees.

Chris Mullaney stated that the sign committee was continuing to meet.

Wayne Fraser spoke to Mr. Samson a new member of the sign subcommittee.

Wayne Fraser read into record correspondence from Janet Herber regarding Mr. Orbatol Chapman Farms Development.

Wayne Fraser stated that the next meeting would be in two weeks.

**ADJOURNMENT**

Paul Formica moved to adjourn the meeting. The motion passed.

The meeting was adjourned at 11:00 p.m.

*Heath S. Paul*  
Recording Secretary