

# Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

Zoning Commission

MINUTES  
REGULAR MEETING  
EAST LYME ZONING COMMISSION  
THURSDAY, MARCH 17TH, 1994  
EAST LYME TOWN HALL

PRESENT: WAYNE FRASER, CHAIRMAN      ABSENT: BILL DWYER  
PAUL FORMICA, SECRETARY  
SHARON BARONI  
ATHENA CONE  
NORMAN PECK III

Filed In East Lyme Town  
Clerk's Office

ALTERNATES: PAUL SMITH  
SHAWN MC LAUGHLIN  
CHRISTOPHER MULLANEY

*March 22, 1994 AT 9:10* AM  
*Sharon Baroni*  
East Lyme Town Clerk

CALL MEETING TO ORDER:

Mr. Wayne Fraser called the Regular Meeting of the Zoning Commission to order at 7:55 P. M.

ACCEPTANCE OF THE MINUTES: Athena Cone made a motion to accept the minutes of the March 3rd, 1994, Seconded by Sharon Baroni. The vote was unanimous 6-0.

1. East Lyme Zoning Commission proposal to amend Section 21 of the Zoning Regulations to allow the reconstruction of pre-existing non-conforming gasoline service stations.

SHARON BARONI - This is a good proposal. The planning Commission pleased that gasoline stations can be upgraded - modernized aquifers protected - I feel good about it.

PAUL - Positive, pro-active change, can only help town - add the words- provided that the following conditions are met, and NAPA 30A, like the Fire Marshal wanted, In favor of approving with change.

ATHENA CONE: agrees with the proposal, thoroughly looked at, everyone has a positive response.

WILLIAM MULHOLLAND - does not feel comfortable putting NHPA 30A in the regulations at this time.

NORM PECK III: This is a big improvement - we have to have this.

SHAWN M. MC LAUGHLIN: AMENDMENTS ARE GOOD.

WAYNE FRASER: I am pleased to be able to present this, add the conditions, but 30A has to wait. 30A is well covered, but we need to review first.

PAUL: - Additional comments, If a motion is going to be made, I don't know if I can vote on it since I don't know anything about it. I think more time is needed to deliberate change.

WILLIAM MULHOLLAND: Clarification - Read General Provision of NFPA 30A - 1-1.1 - Should not be put in other agencies Code - Hands are not tied (Automotive; Marine Service Station Code) NFPA 30A 1987.

PAUL: It might be premature

BILL: It is not premature. It has been reviewed.

NORM: I am deferring to Bill's expertise.

MOTION: Paul Formica made a motion to approve the proposed amendment to Section 21 of the East Lyme Zoning Regulations to allow the reconstruction of pre-existing non-conforming gasoline service stations, with the change in paragraph one; "provided that the following conditions are met".

SECONDED BY SHARON BARONI, THERE WAS NO DISCUSSION, THE MOTION CARRIED UNANIMOUSLY 6-0.

REASONS:

1. Promote health and general welfare.
2. Protect the aquifer.

SUBCOMMITTEES:

a) Light Industrial Zones

Wayne worked on list of surrounding towns. He is also going to come up with purposes and define uses of Light Industrial.

The next meeting of the Zoning Commission is April 7th, 1994.

ATHENA CONE: Sign Boards - no feed back. I have not met with Bill Mulholland yet. The enforcement of the regulations are going to be very important. Two weeks have gone by. We are going to have to get going.

Hold on Trailers and Shared Parking

OLD BUSINESS:

NONE

NEW BUSINESS:

1. CORRESPONDENCE

2. The budget went through without a change. The Board of Finance will review on March 23rd, 1994 at 8:30 P. M. Anyone wishing to attend is welcomed. One thousand dollars was added for the Consulting fees.

3. Business from the floor - Mr. Mulholland presented an application from Shell Oil Company, which he would like to add to the Agenda.

MOTION: Mr. Formica moved to add the Application of Shell Oil Company to the Agenda, Seconded by Norm Peck. The motion carried 6-0.

The public hearing will be set for the first available date after this amendment is in effect.

ATHENA CONE: RE: Sportmen's Club - Should representative be there?  
WAYNE FRASER - Town Attorney will be in attendance. It will be at the East Lyme High School and is scheduled for two nights.

PAUL FORMICA: Quality of diversity of education. Not to be voted on. There should be more diversity. We should improve the quality of education. There is a lack of affordable housing. There is a barrier to low income people. Develop a plan for the region. Have it passed by the state.

MOTION: Athena Cone made a motion to adjourn the Regular Meeting of the Zoning Commission at 8:44 P. M. Seconded by Sharom Baroni. Motion carried 6-0.