

Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

Zoning Commission

MINUTES
PUBLIC HEARING
EAST LYME ZONING COMMISSION
THURSDAY, MARCH 17TH, 1994
EAST LYME TOWN HALL

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

ABSENT: BILL DWYER

ALTERNATES: PAUL SMITH
SHAWN MC LAUGHLIN
CHRISTOPHER MULLANEY

Filed In East Lyme Town
Clerk's Office

Mar 22 1994 AT 9:00 AM
Mary A. Decker
East Lyme Town Clerk

CALL MEETING TO ORDER:

Mr. Wayne Fraser, Chairman, called the Public Hearing to order at 7:30 P. M.

PUBLIC DELEGATIONS:

1. Mr. Fraser discussed public delegation meanings.
2. Jim Lagrotteria, 20 Lincoln Street, Niantic, proposed historic district in the village of East Lyme - four houses beginning with the Baptist Church.
3. The 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.

Mr. Fraser read a letter from Richard Bonin, Chairman of the Planning Commission, dated March 10th, 1994 Re: referral from the Zoning Commission.

Mr. Fraser read a letter from Mr. Russell Welles, Chairman of Southeastern Connecticut Council of Governments Regional Planning Commission, dated February 28th, 1994 supporting the proposed amendment to Section 21, of the Zoning Regulations.

Mr. Fraser read a letter from Linda Krause, CRERPA Planner dated March 9th, supporting the proposed amendment to Section 21. of the Zoning Regulations.

Mr. Formica read the Proposed Amendment to the Zoning Regulations, Gasoline Service Stations; 21.1.7 - Pre-existing non-conforming Gasoline Service Stations.

Mr. Mulholland's Comments:

Mr. Mulholland thinks that he could support this amendment with the exact language added as follows - after section 25, first paragraph, change period to semicolon, "providing the following conditions are met:

Mr. Richard Morris, East Lyme Fire Marshal, agrees with the amendment - facilities are already complying - item 3, and NFPA 30 and NFPA 30A as well.

Mr. Mulholland asked Mr. Morris to clarify NFPA 30 and NF 30A

Ms. Live Brakewood, P. E. clarified NFPA - 30 - storage of petroleum products, NFPA 30A -Automotive and Marine Service Station Code.

Mr. Fraser: asked the Fire Marshal who's jurisdiction does this come under for the monitoring of the tanks, etc.

Mr. Mulholland asked Mr. Morris to explain the NFPA Code, and has it been adopted by the state in 1987?

The meeting was then open to the floor at 7:50 P. M.

In favor of proposal:

Ms. Liv Brakewood P. E. of Monroe, Connecticut - Representative of Mobil Oil Corporation - Landowners favor this amendment as it is beneficial for them to be able to upgrade stations and enhance safety.

There was no one in attendance to speak against the proposal.

COMMISSIONERS:

Shawn M. Mc Laughlin - Amendment makes sense to update the nine stations that are non-conforming - no question.

Norm Peck III - no comment

Athena Cone - Where are the stations? Shell, Exxon, Mobile, Texaco, Sunoco (Closed) but operational, Citgo - Cross and Getty.

Paul - no comment

Sharon Baroni - no comment

Wayne Fraser - no further comments

The Public hearing was brought to a close at 7:55 P. M.