

Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357
Filed in East Lyme Town
Clerk's Office

ZONING COMMISSION

REGULAR MEETING

March 2, 1995

March 2, 1995 AT 3:30 AM
PM
Jesley A. Blais
East Lyme Town Clerk

PRESENT:

Wayne Fraser, Chairman, Paul Formica, Secy.; Norman Peck III, Alternates- Shawn McLaughlin, Chris Mullaney.

ABSENT:

Athena Cone, Sharon Baroni, Wm. Dwyer.

Meeting was called to order at 7:34 p.m. at the Town Hall by Wayne Fraser Chairman. Alternates Shawn McLaughlin and Chris Mullaney were asked to sit with the Board.

PUBLIC DELEGATIONS: None

PUBLIC HEARING: None

REGULAR MEETING:

Acceptance of Minutes of Feb. 16, 1995;
So moved by Norman Peck III; seconded by Shawn McLaughlin, and so voted- 3 ayes by Messrs. Peck, McLaughlin and Fraser, with 2 abstentions by Chris Mullaney and Paul Formica (absent that meeting).

Acceptance of Minutes of Feb. 2, 1995:
So moved by Paul Formica to approve; seconded by Norman Peck III. Voted 4 ayes, 1 abstention.

3. Application of Donald W. Gerwick, P.E.L.S., agent for John Cocomo, for a Coastal Site Plan Review for construction of a single family dwelling on property located at the corner of South Dr. and Shore Rd., Niantic, Ct/

Mr. Gerwick stated the property is across the street from a beach dune system. The site is served by sewer and town water. He said there is a beach deposit line on the lot. The lot was checked by a geologist, and they reported it had little or no value as to coastal resources. The lot is 1170 s.f. There will be a 30 ft. setback from Shore Rd., and a 15 ft. side line. It will be a 1½ story to two story house with no basement- approximately 25 ft. to the peak.

The Zoning Officer read the memo he had sent to the Board re: this application. He felt the application met all applicable CAM policies and goals, and he recommended approval.

In answer to a question from Mr. Peck, Mr. Mulholland replied that it is a legal pre-existing lot.

Mr. Gerwick said the first floor will be about 3 ft. above the existing grade.

Mr. Peck suggested going up another foot.

MOTION: Chris Mullaney moved to approve the application of Donald W. Gerwick, agent for John Cocomo, for a Coastal Site Plan Review for construction of a single family dwelling on property located at the corner of South Dr. and Shore Rd., Niantic, Ct. as it is consistent with all applicable goals and policies and incorporates all reasonable measures, which would mitigate the adverse impacts of the activity on the coastal resource (beach).

Duly seconded by Paul Formica, and so voted (5-0).

Voting aye: Messrs.: Mullaney, Fraser, Formica, Peck and McLaughlin.

OLD BUSINESS:

1. Subcommittees.

Discussion on Site Plan Review Requirements.

The chairman asked the board members to consider these site plan requirements as to an applicant on a simple project, and then one on a complicated project. He would like this topic to be on the next agenda.

The Zoning Officer said that sometimes a person comes in with an existing building, on which there is to be a change of use. To handle this change, he would be expected to upgrade the site, but usually this cannot be done.

Some members thought this could be handled under 24.3 EXCEPTIONS. -which would mean it would have to come before the Commission. Mr. Mulholland pointed out that this can be a time issue and a month's delay. This section will be looked at.

Paul Formica suggested changing the word "use" to "zone" where it appears on page 117 in "BUFFER STRIP". He felt this would eliminate a lot of need for exceptions.

Mr. Fraser spoke of the A-2 Survey requirement. Mr. Mulholland said some towns give the zoning officer the right to waive this requirement.

It was suggested that 24.A and 24.1 be looked at.

Mr. Peck spoke of 24.2A SURFACING AND DRAINAGE. He would like to see a statement where the Zoning Board could waive paving, maybe add other materials for grading such as stone, shells, gravel etc. If there is an expanded parking lot, Wayne Fraser suggested paving could be waived on that.

Mr. Peck mentioned 24.2 E re: landscaping and bushes- maintenance and replacement. He suggested that if a developer wants to put his building close to the street, then he could put his

parking lot in the rear, and some of the landscaping could be waived. This section will also be looked at (24.E).

Paul Formica suggested 24.B (13)- Existing vegetation to be retained..... and scientific name etc.) This section is to be considered also.
Also in 24.2 (A)- necessity to construct to Town Road standards will also be discussed next meeting.

NEW BUSINESS

1. Application of Spicer Plus, Inc. for a Special Permit to modify an existing non-conforming gasoline service station located at 326 Main St., Niantic.

Mr. Mulholland reported they would like to put up a canopy and a convenience store.

This will be scheduled for a future public hearing.

2. Application of Niantic Bay Yacht Club for a Special Permit to operate as a yacht club.

(This is to allow the yacht club to be in conformance.

This will be scheduled for a public hearing soon.

CORRESPONDENCE

A letter was read with a proposed amendment to the sign regulations of the town stating that neon signs shall be permitted in commercial districts provided there shall be only one light in a window.

Copies of the letter will be sent to all commissioners to see if they want to modify the regulations.

Mr. Fraser said an agenda will be posted for a special meeting for the Board to sit down and discuss the operation of Zoning and how to be more user friendly. He said we need to make a five-year plan.

Mr. Formica distributed a page from "Hey- I'm a Customer."

COMMENTS from Ex-Officio Rep.

He commented that the proposed ideas would be a real positive step to clarify what is expected.

MOVED to adjourn at 9:10 P.M. by Paul Formica; seconded by Norman Peck III, and so voted unanimously.

Attest:

Elizabeth J. Taylor
Recording Secretary

