

Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

Filed In East Lyme Town
Clerk's Office

ZONING COMMISSION

PUBLIC HEARING

May 16, 1996

May 21, 1996 AT 2:50 ^{AM}
Desley A. Blair, etc. _{PM}
East Lyme Town Clerk

PRESENT:

Wayne Fraser, chmn.; Paul Formica, *secy.; Norman Peck III, William Dwyer, Athena Cone, and Chris Mullaney.

Alternate: Donn Jourdan

ABSENT:

Kent Presley and Shawn McLaughlin

PUBLIC DELEGATIONS: None

PUBLIC HEARING: Donn Jourdan sat in place of Norman Peck on this.

1. Application of Shelly Russell, 315 Flanders Rd., East Lyme to amend the East Lyme Zoning Regulations to permit child care centers as a use in CA Commercial zones and to adopt a definition of such use.

A. Memo from Bill Mulholland recommending language for motions, and stating if approved, Section 24 Site Plan Review will apply for new construction.

B. Legal Advertising was verified for this hearing.

C. Letter from Planning stating they voted unanimously to recommend acceptance of the proposal.

D. S. E. Ct. Council of Governors wrote they saw no adverse affects from this application.

Kevin and Shelly Russell, 315 Flanders Rd. East Lyme, were present for this hearing. They stated they are licensed in the State of Ct. and intend to build and construct a larger facility. They felt amending the present regulations was the best way to go. Shelly Russell said there are many local as well as State regulations that they will have to meet.

Gary Lakowsky, Ex-Officio rep., asked about the traffic and safety concerns there.

Mr. Mulholland said if they build a new place, it will have to be subject to our site plan review.

*Mr. Formica arrived at this time.

Speaking in favor: Paul Foster, 122 Scott Rd.- good facility here.

Speaking Against: None

It was noted the definition of child care center states 12 or more children, related or non-related. They could be any age.

Hearing closed at 7:50 p.m.

2. Application of Michael Magliano (Shell Oil) for a Special Permit to alter a non-conforming gasoline service station at 113 Boston Post Rd. East Lyme

No correspondence was received on this item.

Mr. Peck resumed his seat on the Commission, and Mr. Jourdan retired.

Mr. Magliano, the franchisee for this Shell Oil Station application, was present.

He presented for the record- Exhibit #1 - .

Mr. Formica read this into the record- 5 reports with it.

Mr. Magliano said they wish to better use the facility here. They will be modernizing the building and putting in a storage area, about 6 ft. x 12 ft.

EXHIBIT #2 is a map "Shell Oil Site Plan, Existing Conditions (#1 and #2)- Floor Plan and Elevations is EXHIBIT # 3.

Mr. Dwyer commented that this building is sitting on top of the aquifer and so is a non-conforming use.

Speaking for the Application: Joe Kwasniewski, 67 Walnut Hill Rd., E. Lyme, who favored approval.

No one spoke against it.

Mr. Fraser said he favors upgrading the property as proposed. Waiver of 2.2.2 and of 21.1.7 must be approved..

This hearing was closed at 8:09 p.m.

3. Application of Warren Baffe, 11 King Arthur Drive, Niantic, for a Special Permit to convert the existing building at 393/395/397 Main St., Niantic, Ct. to a multi-family use.

1. Memo from Bill Mulholland noting there is ample parking space for three apartments. Because this is a pre-existing building the following must be approved:

1. Section 24.2 A Bituminous paving
2. Section 24.2 E-2 front landscaping of 10 ft.
3. Section 24.2 E-3 Buffer strip 25 ft.

Warren Baffe spoke for his application and said he had been unable to rent the property for commercial use.

Speaking for: Joe Kwasniewski said it is a good thing and will get more people downtown to use the businesses there.

No one spoke against it; so this hearing was closed at 8:19 p.m.

Attest:

Elizabeth J. Taylor
Elizabeth J. Taylor
Recording Secretary