

# Town of East Lyme

FILED IN EAST LYME TOWN

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May 22, 1995 at 4:05 PM

Zoning Commission

REGULAR MEETING

May 18, 1995

Esther B. Williams  
EAST LYME TOWN CLERK

**PRESENT:**

Paul Formica, acting chmn., Athena Cone, William Dwyer, Norman Peck III.

Alternates: Shawn McLaughlin and Chris Mullaney

**ABSENT:**

Wayne Fraser and Sharon Baroni

Meeting was called to order at 7:30 p.m. by Paul Formica, acting chairman. Shawn McLaughlin was asked to sit with the Commission tonight. Chris Mullaney was invited to sit with the Board later in the proceedings (at \*).

PUBLIC DELEGATIONS:

Arnold Manwaring, 45 Old Black Point Rd. spoke of a house being built at 47 Old Black Point Rd. He stated there is not even 10 ft. from Long Island Sound. He understood that in 1986 the lot was approved for a 30 x 30 cottage. He said they are now building one 34 x 68 ft. The property has a 65 ft. frontage, and it is a nonconforming lot. He stated that the federal government said nothing should be built on wet lands. He asked if anything could be done to stop this. He said there is still no permit for the deck. He reported it is an out of town builder.

Mrs. Louise Manwaring, 45 Old Black Pt. Rd., said the lot is supposedly being resurveyed.

Mr. Formica said this information will be explored, and see if Zoning can do anything.

Bill Mulholland, ZEO said this Commission gave them a CAM approval in 1986. He said it appears the house has been moved from the original location approved. He said it is correct that the deck has not been approved. He said an "as-built" is being requested to see if it meets the original setbacks and location. The Inland Wetland setback is 100 ft. The zoning setback is 25 ft. Mr. Mulholland said the Commission may want to consider this later as per our regulations.

Norman Peck asked if we have a 25 ft. location here, how can this house be built on wetlands.

Mr. Mulholland said the house is not in the wetlands. The State says it is o.k. Mr. Peck commented that as a town we can be tougher than the State.

Mr. Mulholland said it may be that one pier will have to be removed. Once there is an A-2 survey we will know better what the situation is, and then a letter could be sent to the Manwarings.

Mr. Richard Waterman was present representing the Planning Commission re: Section 11 Industrial Districts. For the purpose of making changes in the Industrial District it would be very beneficial to the town in respect to the new boardwalk downtown, he said. He said this proposal should help business to re-locate to another industrial area. He hopes Zoning will give it some good consideration. He suggested the Zoning Commission might like to invite Miss Davies to explain some of the proposals.

Bill Mulholland reported the proposal has been received in the office, and they are looking for a good time slot in which to look at this.

Mr. Kwasniewski, Walnut Hill Rd., said he thinks the town should have bought the former Coastal Savings Bank building located next to the town green in order to enlarge our town green.

\* Chris Mullaney joined the Board at this time.

PUBLIC HEARING = NONE

REGULAR MEETING

The regular meeting was called to order by Paul Formica.

Acceptance of Minutes of 5/4/95

MOTION: Mr. Mullaney moved to accept the Minutes of May 4 as corrected and amended as follows:

1. In the Public Hearing, pge. 2 - 3 lines above Exhibit B, add : "Mr. Dwyer pointed out that there is no shared parking allowed in that zone."

2. In the Regular Meeting, under Section 3.-"Waddington,"- change to read "The Board members expressed a desire to consider the modification with the addition of the one word "normally". (instead of seemed to feel better"

Seconded by Mr. Peck, and so voted unanimously (6-0).

3. SITE PLAN REVIEW

A list of proposed changes to Section 24 SITE PLAN REVIEW REQUIREMENTS was presented. The purpose for this review and changes is to make the requirements and design standards easier to comply with and less costly for small projects.

24.1 SITE PLAN REQUIRED. The change suggested only three copies of site plan to be submitted. BOARD OMMITED THIS CHANGE.

Bill Mulholland said five copies are often needed.

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24.1.A.4 Change the requirements for a small-scale development from (9) to (12) or fewer offstreet parking spaces. This will allow more small applications to keep the cost down by not requiring an A-2 survey.

After much discussion the Board agreed as follows:  
"An A-2 survey may be waived by a majority of the Zoning Commission vote." Also change to (12) or fewer ....parking.

24.1.A.6- This recommendation questioned the need for the table.

The Board decided to leave this section as is.

24.2.A. Recommendation to remove-, "with bituminous or concrete paving". This will allow driveways in some jobs to be installed with other than bituminous or concrete.

It was agreed this could now read: Driveways to and from all buildings, outside storage, sales and display areas will be properly paved or surfaced.

24.2D SITE CONDITION. It was decided to leave this as is.

24.2E LANDSCAPING AND BUFFERS. -

It was decided to change 2 (E) to read as follows:

"Landscaped areas will be provided on each lot requiring a site plan review."

24.E.2 - FRONT LANDSCAPING.

The Board recommended changing the first sentence to read: Each lot will be provided with a landscaped strip, 6 feet or more in width, along the street line.

24.2E.3 Buffer Strip.

Of the five recommendations, the Board approved the following:

Industrial District abutting a commercial use or district: 25 feet.

ADD: Commercial uses within a Commercial District: 6 feet.

The other three recommendations, namely-Commercial or multi-family use abutting a single family residential district:25 feet.

Industrial District abutting a residential district: 50 feet  
Special Use District use abutting a residential District;  
50 feet.

(These three recommendations will be considered more fully.)

24.2 E.4 PARKING AREA LANDSCAPING.

Mr. Peck said he would like to see parking in the rear of the buildings, and he would like to see the islands eliminated in the rear parking lots.

Bill Mulholland said he would look at this idea further.

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Bill Dwyer also asked that (5) also be looked at further.

NO OLD OR NEW BUSINESS:

4. Comments from Ex-Officio:

Donn Jourdan commented that we want to make it easier for people to come into town and do things in a proper manner. He said the user friendly aspect is extremely important.

Motion to adjourn by Athena Cone about 9:47 p.m.; duly seconded by Chris Mullaney, and so voted unanimously.

Attest:

*Elizabeth J. Taylor*  
Elizabeth J. Taylor  
Recording Secretary