

Town of East Lyme

FILED IN EAST LYME TOWN

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357
CLERK'S OFFICE

EAST LYME ZONING COMMISSION 5/23, 1994 at 3:10 AM

Zoning Commission

REGULAR MEETING
May 19,
1994

Esther B. Ullaw

EAST LYME TOWN CLERK

The regular meeting was called to order at 8:45 p.m., shortly after the close of the Public Hearing, with the same members present at both.

2. Minutes of April 7, 1994 meeting.

Moved by Norman Peck to accept the Minutes of April 7, 1994 as presented; seconded by Sharon Baroni, and so voted (5 ayes and one abstention by Mr. Dwyer- who was absent from that meeting).

3. Application of Shell Oil Company for a Special Permit.

The chairman, Wayne Fraser, polled the members. Concerns were expressed about the aquifer, and also about the entrances and exits onto the highway, but generally favored approval.

MOTION by Sharon Baroni to approve the application of Shell Oil Company for a Special Permit to reconstruct the existing non-conforming gasoline service station facility located at the corner of Boston Post Road and Chesterfield Rd., further identified as Lot #17 on East Lyme Assessor's Map 49, subject to a permit by the Dept. of Transportation and the Dept. of Environmental Protection. Seconded by Chris Mullaney.

Bill Dwyer amended the motion to eliminate the two cuts on the corner, the entrance and exit; duly seconded by Norman Peck.

Athena Cone moved to vote on the amendment. Voting aye on the amendment: Bill Dwyer, Athena Cone, Sharon Baroni, Norman Peck. Voting nay: Chris Mullaney and Wayne Fraser.

MOTION as approved was to approve the application of Shell Oil Co. for a Special Permit to reconstruct the existing non-conforming gasoline service station facility located at the corner of Boston Post Rd. and Chesterfield Rd., further identified as Lot 17 on East Lyme Assessor's Map 49, with the condition that the two existing driveways closest to the corner be eliminated. Approval to be effective upon publication. (As moved by Sharon Baroni and seconded by Chris Mullaney, and as amended). Voted to approve (6-0) Unanimous.

Atty. Sherwood asked if there had to be a change after discussion with the DOT, then could they come back for approval. He was assured this could be done.

1. SUBCOMMITTEES

a) Light Industrial Zones:

The draft of the proposed amendments to the Zoning Regulations regarding Section 11, Light Industrial Zones, was discussed.

It was noted that under General Description and Purpose-...after "comply with all present" insert "Local, State and or Federal"..... Also after "noise, vibration," add "illumination" or other noxious fumes.....

It was also decided to remove the word "Refuse" from I under 11.2. Also to omit radio stations under N. and make "Convalescent Homes" under N. in 11.2. (They were removed from D. under 11.3).

Mr. Peck asked about Machine Shops not being approved.

The proposal will be sent out to CAM, Regional Planning, any abutting towns etc. for review and comments. It was decided that the definition at the end of the proposal re: Light Manufacturing would omit the last phrase "but excluding basic industrial processing."

Mr. Fraser said if the comments come back recommending major changes, then we would have to re-advertise the hearing.

Mr. Mulholland said when asking for a Special Permit, it will be up to the applicant to prove that they are in compliance with the State, Local, and or Federal Regulations. He said he will consult Town Counsel on this. The 1500 ft. rule regarding garages will also be addressed.

Mr. Mulholland said the Zoning Map will also have to be amended simultaneously, and they will have to come up with metes and bounds.

MOTION by Chris Mullaney, seconded by Bill Dwyer that the Zoning Commission adopt the revisions of the Proposed Amendments to the Zoning Regulations concerning Light Industrial Zones in Section 11.

Voted 6-0 in favor. by A. Cone, S. Baroni and N. Peck, B. Dwyer, W. Fraser, C. Mullaney.

b) Sign Boards.

Athena Cone said they have discussed the sign board recommendations with Mr. Peter Hunt. He did not feel there was any way of monitoring the signs unless there was an assistant Zoning Officer to enforce these.

Copies of the recommendations will be made for the members.

c) Trailers will be covered by Bill Dwyer in the future.

It was noted that the Public Hearing on the Sportsman Club will be held on July 7th.

2. Application of Wilson Scott for a Special Permit to grade and remove gravel from a portion of property on Lot 52 on East Lyme Tax Assessor's Map 70.

Mr. Mulholland said there is a Cease and Desist on this permit to grade and remove gravel from this location. He said Atty. Marrison gave a legal opinion that no permit shall be granted where a Cease and Desist is pending unless it is for the purpose of correcting the violation.

3. Request of Mobil Oil to reschedule the application for a Special Permit to reconstruct the gasoline service station at 262 Flanders Rd.

This will be rescheduled for the first meeting in June.

- to be scheduled later

1. Request of Mr. & Mrs. Richard Goeben, 20 Columbus Ave., Niantic, Ct. to amend Section 4.3.4 of the East Lyme Zoning Regulations.

Correspondence.

Mr. Donn Jourdan noted he would be absent on May 19th. He commended Mr. Mulholland for his handling of the sign for Nutmeg Interiors.

MOTION to adjourn by Sharon Baroni about 10:10 p.m.; duly seconded by Athena Cone, and so voted unanimously.

Attest:

Elizabeth J. Taylor
Elizabeth J. Taylor
Recording Secretary