

Town of East Lyme

FILED IN EAST LYME TOWN

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357
CLERK'S OFFICE

May 8, 1995 at 3:15 PM

Esther B. Williams

Zoning Commission

REGULAR MEETING

May 4, 1995

Shortly after 9:00 p.m. the regular meeting was called to order, directly following the Public Hearing, with the same five members and alternates present.

Acceptance of Minutes of March 16, 1995 and of April 20, 1995.

MOTION by Chris Mullaney, seconded by Norman Peck III, to accept the Minutes of March 16th as presented. So voted: 4 ayes, and one abstention by Mr. Dwyer, who was absent at that meeting.

MOTION by Chris Mullaney to approve the Minutes of April 20th. Correction on spelling of Shawn's name from "McGlaughlin" to "McLaughlin".

Seconded with correction by Shawn, and so voted (3 ayes, 2 abstentions by Norman Peck and Bill Dwyer.

3. Application of Patricia Waddington, 147 Main St. Niantic, Ct. to amend Section 1.49 "Restaurant, Fast Food" and Section 1.50 "Restaurant Standard" of the East Lyme Zoning Regulations.

Mr. Mulholland, Z.E.O., said he would like a little more time to look at this request, with just one word inserted "normally". He said there will be some interpretation involved with this.

The Board members seemed to feel better about the emending with it being modified to the addition of the one word "normally". It was decided to postpone the decision to the June 1st meeting, as Mr. Fraser cannot be present next meeting. The applicant agreed to that date.

4. Application of Walter Sanders, 25 Forest Drive, Uncasville, Ct. for a Coastal Site Plan review for construction of a single family dwelling.

Mr. Sanders was present with maps of the area- #4 Barrett Dr., Niantic (Lot #2). It is 100 ft. within the mean high water mark. He has proposed a silt barrier etc. to ensure no adverse effects to impact on the wetlands. The first floor will have to be at a certain grade level to conform with the FEMA requirements.

Mr. Mulholland said it must be consistent with all the goals of CAM. He said it is served by city water and sewers.

MOTION by Norman Peck III to approve the application of Walter Sanders, 25 Forest Dr., Uncasville, Ct. for a Coastal Site Plan review for construction of a single family dwelling. Seconded by Chris Mullaney.

Reasons for approval:

1. It is consistent with all applicable goals and policies of the Coastal Management Act.
2. It incorporates as conditions or modifications all reasonable measures which would mitigate the adverse impact of the proposed activity on both coastal resources and future water dependent development activities.
3. The potential adverse impacts of the proposed activity on both coastal resources and future water dependent development activities are acceptable.

Voting in favor: 5 ayes, 0 - nays.

Ayes: Messrs. Peck, Mullaney, Dwyer, McLaughlin and Fraser.

1. Subcommittees: (no report)

NEW BUSINESS:

MOTION to place an item on the agenda tonight re: Orvedal request to construct 67 units of elderly housing. Moved by Norman Peck III, and seconded by Chris Mullaney, and so voted 5-0.

This item will be scheduled for a Public Hearing for June 15th.

CORRESPONDENCE:

A letter from Planning Commission was read regarding the Plan of Development for 1997, which would give guidance to the town's boards and commissions. They would like to receive a letter from anyone interested in serving on this committee.

The Town Plan must be updated every ten years.

Mr. Fraser said he would like to see Bill Mulholland serve on this committee. Norman Peck said he would be interested, but wasn't sure how much time it would entail. Shawn McLaughlin also volunteered to serve on this committee.

Mr. Fraser said that at the June 1 meeting there will be an election to replace Sharon Baroni, who is resigning. Also an alternate must be appointed as the one appointed previously was never sworn in.

There will also be a discussion on Site Plan Review.

Chris Mullaney asked about neon signs. Mr. Fraser said he is getting pressure from both sides of this matter. It will be considered in the future.

MOVED to adjourn by Chris Mullaney about 9:45 p.m.; duly seconded by Norman Peck III, and so voted unanimously.

Attest

Elizabeth J. Taylor
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Recording Secretary