

Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

Filed In East Lyme Town

Clerk's Office

ZONING COMMISSION

REGULAR MEETING

November 17, 1994

November 17, 1994 AT 3:00

AM
PM

Jesley A. Blais
East Lyme Town Clerk

PRESENT:

Wayne Fraser, chmn.; Paul Formica, secy.; William Dwyer,
Norman Peck III, Sharon Baroni

Alternates: Chris Mullaney and Shawn McLaughlin

ABSENT: Athena Cone and Alt. Paul Smith

The meeting was called to order at 7:30 p.m. at the Town Hall by Wayne Fraser, chairman.

PUBLIC DELEGATIONS:

Cecil Rhodes, 9 Sessa Lane, said his property fronts Tom Sessa's property. He reviewed incidents that have occurred over the past twelve years. He said they unload paving machines in the street, and many other machines. The street becomes very congested from all the cars and equipment parked there. He said that Dawley's Auto Body Co. also has cars parked in the street. He listed all the equipment stored on the Sessa property. He said they also piled loose dirt on the edge of Red Brook (also known as Black Pt. Creek)

He said Sessa does not have employee parking space, and they operate steam cleaning equipment for the trucks, and the waste goes into the town culverts and the brook. He wants some of these activities restricted.

He said Dawley's Auto Body Co. has tried to make their property look better, but it looks like a junkyard. He said he sees people coming and going there to get car parts. He also has a 42 ft. trailer there.

He would like to see Mr. Sessa restricted from bringing in fill. He feels Mr. Sessa should be in an industrial zone, not in a CB zone.

Mr. Fraser said he will look into this matter and respond to his complaints.

Bill Mulholland, Zoning Enforcement Officer, said Mr. Sessa has not been here for 12 years, neither has Mr. Rhodes. He stated that many of the concerns are police matters, not zoning matters. He stated that if Mr. Rhodes is not satisfied with the results from Mr. Mulholland, then Mr. Rhodes can go to ZBA. Mr. Mulholland said there has been a situations there over the last two or three years.

The Commission studied the 10 or 15 pictures presented by Mr. Rhodes.

Acceptance of Minutes of Nov. 3, 1994.

Moved by Bill Dwyer to accept the Minutes of Nov. 3, 1994 as printed. Seconded by Sharon Baroni, and so voted (6-0).

PRESENTATION BY VISION 2000 GROUP

Jay Gionet, 8 Indian Rocks Rd., Niantic, was present to outline some of their plans for the future. He said they are meeting with Northeast Utilities, who have volunteered to help with Christmas lighting.

Mr. Gionet said they have now focused their plans on: Adopt-A Block, Municipal and Shared Parking, and on the Boardwalk Project.

The want to clean up the downtown streets, and enlist high school pupils to assist in this. He said they are looking to the future on the Municipal and Shared Parking.

He said the proposed board walk would be about 25 ft. from the center of the tracks on the water side. He said there is rip-rap for about 3000 ft. along there, and the walk could go from Hole-in-the-Wall to about opposite the Niantic Transmission. After that, it would go to a board walk. He said Amtrak does not call for fences to be installed along the track, but his group has talked with Amtrak about having a fence installed there.

He reported the current railroad bridge will be realigned and be out into the bay a little more. He said the DEP and the Corps of Engineers have no problem with the boardwalk proposal.

He said they would also like to have a community-wide event take place, maybe in late August with Civil War groups taking part.

They are also trying to improve sidewalks in downtown Niantic also.

Norman Peck asked if they have figured out the cost of the proposed walk. Mr. Gionet answered about \$3,000,000.

Atty Granville Morris was present with Mr. Gionet, and said the boardwalk would be located about where the poles are located now.

Mr. C. Rhodes asked if Amtrak could help on the project. Mr. Gionet said they asked what we would like them to consider. He said they were interested that the town could see some benefits to the town from the Amtrak electrification. Mr. Gionet said his group is investigating the possibility of federal and state funding.

Atty. Morris said they also hope there may be some grants, and there could also be fund raisers held.

A fishing pier was shown on the drawings presented.

Mr. Dwyer asked if they couldn't have a "Sell a Board" or "Sell a Bench" program, and they agreed.

Atty. Morris said the possibility of acquiring the property near the bridge is being explored also. He said they don't see any commercial area established on this boardwalk. They said the walk along the river as planned by the town is scheduled to start in December.

Paul Bobinski of the Dairy Queen business was present, and agreed there is need to plan for more parking.

It was announced that Vision 2000 will meet on Jan. 9, 1995 at the Community Center.

Paul Formica asked about any plans for East Lyme section. They said they are concentrating on the downtown section right now, but they are open to suggestions for Flanders.

Mr. Gionet and Atty. Morris were thanked for appearing tonight before the Commission.

OLD BUSINESS:

SUBCOMMITTEES-- a) Shared Parking

Bill Mulholland said he and Mr. Hunt studied the previous drafts and came up with Draft #4 as presented tonight.

Paul Formica asked if a four-family home wanted "shared parking", could it. Mr. Mulholland said it would not be allowed because a home is residential. If a residential home is in a commercial area, it cannot have shared parking unless the home converts part of the building to a commercial business. Mr. Formica felt that if you live in a commercial zone, you should be able to have shared parking on that land.

Norman Peck III said we should accommodate the guy who has a store and then apartments above it, as they need parking for the renters.

Mr. Bobinski spoke of his property on Penn. Ave. where he had a store with an apartment up over it. He asked if he could share his parking, and was told he could if there is a retail store or business there.

Mr. Peck asked about the method of calculating parking, as it was left out of this draft. Mr. Mulholland said it could be put back in. He also asked about giving the Commission the flexibility to waive a certain portion.

Mr. Mulholland said the town attorney felt this would not be satisfactory- it all needs to be spelled out. However, it could be looked at if a situation arises.

Mr. Peck suggested the Commission should decide tonight to go to a public hearing on Shared Parking.

Mr. Formica felt strongly that a person should be able to rent space out for shared parking from a residence.

A definition of Shared Parking was given to the members.

MOTION by Sharon Baroni:

To approve as written and revised the East Lyme Zoning Commission Shared Parking Regulations Draft #4, and that it be put before a public hearing.

Seconded by Bill Dwyer, and so voted (6-0).

Voting aye: Sharon Baroni, Bill Dwyer, Wayne Fraser, Chris Mullaney, Norman Peck III and Paul Formica.

This will be scheduled for a public hearing at the first available date.

Sharon Baroni left the meeting at 9:20 p.m. and Shawn McLaughlin was seated in her place.

b) Municipal Parking

A Draft #1, dated 11/17/94 on Municipal Parking was studied by the members.

After much discussion it was decided to call the proposal "East Lyme Zoning Commission Parking Amendment Proposal" (omitting the word Municipal in the title, and in the three proposed provisions.

It was felt that private parking lots could be considered, and be written up separately.

MOTION by Bill Dwyer:

To schedule a public hearing on the East Lyme Parking Amendment proposed 11/17/94 and as amended tonight.

Seconded by Chris Mullaney, and so voted (6-0).

Voting aye: Bill Dwyer, Chris Mullaney, Wayne Fraser, Sean McLaughlin, Norman Peck III and Paul Formica.

No Correspondence

MOTION by Norman Peck III:

To approve the 1995 schedule of meetings and to file it with the Town Clerk.

Seconded by Shawn McLaughlin, and so voted (6-0).

Wayne Fraser said he is writing a letter to Mr. Grillo re: his complaints.

Mr. Mulholland said he has investigated the matter, and said the man collects Porsches, and does not operate a garage at his home. There is no case to take to court or to ZBA, but Mr. Grillo can appeal to ZBA, if he wishes.

Next meeting is a public hearing on the Yacht Club proposed amendments. Also elections will be held.

Moved to adjourn by Paul Formica at 9:55; seconded by Wayne Fraser and so voted unanimously.

Attest: *Elizabeth J. Tash*