

TOWN OF EAST LYME

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

ZONING COMMISSION

MINUTES
EAST LYME ZONING COMMISSION
PUBLIC HEARING
THURSDAY, NOVEMBER 21, 1996
EAST LYME TOWN HALL

Filed in East Lyme Town
Clerk's Office

Dec 4, 1996 AT 8:40 (AM)
Mary A. Luke (PM)
East Lyme Town Clerk

CALLED TO ORDER

Wayne Fraser called the Public Hearing of the East Lyme Zoning Commission to order at 7:30 p.m. on November 21, 1996 at the East Lyme Town Hall in Niantic, Connecticut.

ATTENDANCE

Six regular member were in attendance: Paul Formica, William Dwyer, Wayne Fraser, Norman Peck, Athena Cone and Chris Mullaney.

PUBLIC DELEGATION

No one from the public wished to address the Commission.

PUBLIC HEARING #2

The Commission agreed to hear Item #2 first. The application of Virginia C. Dunican, 364/366 Main Street, Niantic, Connecticut, Tax Assessor Map 11.2, Lot 167, for a Special Permit to convert an existing two family dwelling into a Multi Family (three family) dwelling.

Paul Formica read into record a memo from Bill Mulholland to the East Lyme Zoning Commission regarding the Special Permit Application for Ms. Dunican.

Bill Mulholland explained general details of the plan and stated that he thought his memo spoke for itself.

Chris Mullaney asked where the location was. He was told that it used to be Clarks Boatshop.

Athena Cone stated that parking was acceptable.

Bill Dwyer asked about fire codes. Bill Mulholland explained that that was a matter for the applicant and she would have to get permits.

Mr. Kowsnusky a resident of East Lyme spoke in favor of the application.

Wayne Fraser closed the Public Hearing at approximately 7:45 p.m.

PUBLIC HEARING #1

The East Lyme Zoning Commission proposal to amend Section 24 "Site Plan Review Requirements" by adding new text that will clarify application procedures, requirements and performance standards. A new definition of "Paving" will also be added to the Definition Section 1.

Wayne Fraser called the Public Hearing to order at 7:50 p.m.

Paul Formica read into record a letter from Alice Johnson, of the Planning Commission, to Wayne Fraser dated November 11, 1996. Paul Formica also read into record a memo from Bill Mulholland to the East Lyme Zoning Commission dated November 21, 1996 regarding Site Plan Regulations.

Wayne Fraser first discussed Planning's comments on the changes. It was agreed that Items #2, 3 and 5 of Alice Johnson's letter would be review next year. The Commission agreed that they would leave the wording in Section 24.3B as is. Item #4 a typo will be changed.

Bill Mulholland discussed his recommended changes. The Commission agreed on his changes to 24.2A-1 and 24.2B. The issue of the definition of paving was discussed thoroughly. In addition to his memo, Bill Mulholland again strongly recommended the Commission carefully consider allowing "three-quarter process" as a paving surface in their definition.

Joe Kowsnuski voiced his concern that the 10 foot front landscaping was being reduced to 6 foot.

Wayne Fraser explained that the Commission was constantly waiving this regulation.

Wayne Fraser closed the Public Hearing at 8:53 p.m.


