

# Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357 File in 1994 Lyme Town

Clerk's Office

ZONING COMMISSION

REGULAR MEETING

November 3, 1994

11/7 1994 AT 3:30 AM  
PM

Dorothy A. Blais  
East Lyme Town Clerk

The regular meeting was called to order about 8:47 p.m., five minutes after the public hearing was closed.

## MINUTES OF OCTOBER 20, 1994.

Motion by Bill Dwyer to accept the Minutes of Oct. 20, 1994 as presented. Seconded by Athena Cone, and so voted (5 ayes, one abstention by Paul Formica, who was absent that meeting).

3. Application of Glenn T. Carberry, agent for Crvedal Builders, Inc. to amend Section 25.5 of the East Lyme Zoning Regulations.

MOTION by Athena Cone to approve the application of Glenn T. Carberry, agent for Crvedal Builders, Inc. to amend Section 25.5 of the East Lyme Zoning Regulations (three revisions):

1. Subsection (2) of Section 25.5 governing special permits for elderly housing in SU District to read as follows:

No building shall be less than 40 feet from the street line or 40 feet from any other property line or 50 feet from any other building in the same lot, except that where the elderly housing project consists of single family detached residential units, no unit may be located less than 15 feet from any other single family detached residential unit, and no building may exceed more than 20 feet in height.

2. A new subsection (8) is added to Section 25.5 governing special permits for elderly housing in a SU zoning district:  
(8) A project consisting of single family detached residential units shall be designed in clusters of no more than 8 units, and each cluster shall be separated from adjoining clusters by a distance of 50 feet or more.

3.-New subsection (9) to be added to Section 25.5 governing special permits for elderly housing in SU district:

(9) Internal roadways for a project consisting of single family detached residential units shall be constructed to the following standards. The roadways shall be constructed to town standards for geometry and cross sections, base construction and surfacing, lighting, underground utility and drainage. The main access roadway shall be no less than 24 feet in width and other interior roadways shall be no less than 20 feet in width. No on-street parking shall be permitted on internal roadways.

Seconded by Bill Dwyer, and so voted unanimously (6-0).  
Voting in favor: Bill Dwyer, Athena Cone, Paul Formica, Chris Mullaney, Sharon Baroni and Wayne Fraser,

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Reason for approval: It is in agreement with the elderly housing regulations, and shall become effective upon publication.

OLD BUSINESS:

SUBCOMMITTEES

a) Shared Parking

Norman Peck III rejoined the Commission at this time, and Mr. Mullaney retired from the table.

Drafts #2 and #3 on Shared Parking were received. Mr. Mulholland said he had talked with Peter Hunt about these drafts, and they are working on them some more, and they may be ready for next meeting.

Mr. Peck suggested an exception to the section on calculations for parking:

"This formula may be adjusted or waived by the Zoning Commission if circumstances existing show significant inconsistencies with the above assumed parking need profile of a business".

Mr. Mulholland said this could be a problem by giving this judgment to the Zoning Commission.

Donn Jourdan, ex-officio rep., said the railroad property will not be sold. It is used sometimes by Miantic Lumber and by the mill.

Paul Formica felt the school parking lots should also be considered for shared parking.

Another draft on Shared Parking will be prepared for next meeting.

NEW BUSINESS

Correspondence:

A letter from Vision 2000 requested an opportunity to meet with the Zoning Commission on Nov. 17th.

The chairman, Wayne Fraser, said he will answer the complaints of Mr. Grippo.

EX-OFFICIO: Donn Jourdan stated that EDC will be very interested in what Zoning does on shared parking. Mr. Jourdan also reported on a meeting on diversified education, whereby maybe 21 towns could offer some special subjects that other towns could not afford.

Wayne Fraser expressed appreciation to Mr. Jourdan for his comments on the efforts of the Zoning Commission.

Motion to adjourn by Sharon Baroni, seconded by Athena Cone, and so voted about 10:05 p.m.

Attest:

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