

11/1/96, 1996 AT 10:30 (All) File

TOWN OF EAST LYME

East Lyme Town Clerk

L.A. Blair, etc

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

ZONING COMMISSION

MINUTES
EAST LYME ZONING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 17, 1996
EAST LYME TOWN HALL

CALLED TO ORDER

Wayne Fraser called the Regular Meeting of the East Lyme Zoning Commission to order at 7:30 p.m. on October 17, 1996 at the East Lyme Town Hall in Niantic, Connecticut.

ATTENDANCE

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

PUBLIC DELEGATION

No one from the public wished to address the Commission.

MINUTES OF SEPTEMBER 19, 1996

Bill Dwyer motioned to accept the Minutes of September 19, 1996. The motion was seconded by Norman Peck and the motion carried.

OLD BUSINESS

Wayne Fraser read the application of Patrick and Dorothy Hemingway, 36 Bishops Bay Road, for a Coastal Site Plan approval to construct a new single family dwelling.

Donald Gerwick, Engineer, 17 Avery Lane, Waterford, Connecticut presented the application along with a plan entitled "Coastal Site & Resource Plan Patrick & Dorothy Hemingway October 11, 1996 D. W. Gerwick Engineering". Sheets 1 and 2. Mr. Gerwick discussed set backs of the new dwelling. He indicated that the lot is non-conforming but the proposed home will be conforming. Mr. Gerwick stated that there would be no significant view change for neighbors.

Mr. Gerwick said that the lack of foundation and space makes it necessary to build a new dwelling. He said that a new septic system would be necessary and that the area was hooked to water but that sewer was not available yet.

Bill Dwyer asked about drainage. He noted that Zoning Regulations prohibit from drainage on adjacent property. Mr. Gerwick said that the drainage would follow retaining wall.

Mr. Gerwick briefly outlined CAM Report and indicated that the old septic is to be cleaned and filled or physically removed and fill material put in to replace. He said that the house would be totally removed and then they would start building.

Wayne Fraser read a note from Bill Mulholland that indicated that he did not have a problem with the application.

Paul Formica motioned to approve the application from Patrick and Dorothy Hemingway. Bill Dwyer seconded the motion. Bill Dwyer stated that based on experts agreement the Commission could not deny the application.

The motion was voted on and carried.

OLD BUSINESS

Signs: Chris Mullaney reported that he had the minutes for the sign subcommittee's meeting and that the next meeting would be next Tuesday. Wayne Fraser asked if he was making any headway on the town wide sign. Chris said that he was and that he was using the guidelines used by the Town of Griswold.

Zoning Commission/Zoning Official: Wayne Fraser reported that some of the zoning subcommittee's ideas were already being implemented noting the information on the back of the agenda.

Gravel Regulations: Bill Dwyer said that he is waiting to see Bill Mulholland.

Industrial: Wayne Fraser said that he would like to establish and put a committee together.

Signs/Business Use: Wayne Fraser said that he would like a subcommittee put together to review regulations to avoid certain problems. Paul Formica volunteered to do the review and Chris Mullaney said that he would help him. Wayne Fraser said that Bill Mulholland would also be checking into it.

Adult Uses: Wayne Fraser indicated a concern about Adult Use businesses coming into the area. He indicated that he would like to get a committee together to review possible ways to avoid such businesses. Wayne asked that Norman Peck review the book that Wayne ordered and then go from there.

Budget Review: Wayne Fraser said that he wanted to discuss the need for another body in the building. Chris Mullaney said that they needed to get a modern computer to make life easier. Wayne said that the computer would be updated but the building would not be networked.

NEW BUSINESS

Wayne Fraser indicated that the Application of Virginia C. Dunican for a Special Permit would be scheduled by Bill Mulholland for the next open public hearing meeting.

ADJOURNMENT

Chris Mullaney motioned to adjourn at 8:30 p.m. Norman Peck seconded the motion and the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "Norman Peck", is written over a horizontal line.