

Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

ZONING COMMISSION

October 20, 1994
REGULAR MEETING

FILED IN EAST LYME TOWN

CLERK'S OFFICE

Oct 24, 19 94 at 3:20 (AM/PM)

Esther B. Willaw

PRESENT:

Wayne Fraser, Chmn.; William Dwyer, Athena Cone, EAST LYME TOWN CLERK
Alternates: Chris Mullaney and Sean McLaughlin

ABSENT:

Sharon Baroni, Paul Formica, Norman Peck III
Alternate-Paul Smith

The regular meeting was called to order at 7:58 p.m. immediately after the close of the public hearing.

Acceptance of Minutes of Oct. 6, 1994.

Moved by Mr. Dwyer to accept the Minutes of Oct. 6, 1994 as printed. Seconded by Athena Cone, and so voted (4-1) (One abstention because of absence from that meeting).

Application of Shell Oil Company, 113 Boston Post Rd. to modify a Special Permit and Site Plan approved May 19, 1994 by reconfiguring the pump island, canopy and access driveway.

Bill Mulholland pointed out that the applicant still has the approval on the old plan, and the town staff approves of this new plan also.

Mr. Dwyer commented that the old plan as voted eliminated some cuts to the busy highway. He did not think they should be allowed the two cuts as shown on the new plan. He felt it is too busy an area for the kids who are going up the road to the high school.

The other members present seemed to approve of the new plan.

MOTION:

Mr. Mullaney moved to modify the Special Permit and Site Plan for Shell Oil Co., 113 Boston Post Rd. approved May 19, 1994 by reconfiguring the pump island, canopy and access driveway as revised 9/1/94. Effective upon publication. Seconded by Sean McLaughlin, and so voted (4-1).
Voting aye: Athena Cone, Sean McLaughlin, Chris Mullaney, Wayne Fraser. Voting nay: Bill Dwyer.

Mr. Dwyer asked if the tanks have been moved, and was told they have not been moved.

A five minute recess was taken, and then the meeting was reconvened at 8:15 p.m.

MOTION to amend the agenda to take up new business before Old Business, by Bill Dwyer. Seconded by Athena Cone, and so voted (5-0).

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NEW BUSINESS

1. Application of the Niantic Bay Yacht Club to amend Section 22.5 of the zoning regulations.

Mr. Mulholland reported that the fee has been paid. A public hearing was set for December 1, 1994. He said the yacht club proposes to add yacht club as a use with some controls.

No correspondence and no ex-officio report.

OLD BUSINESS:

a) Shared Parking

A Draft-"Section 22.5 Shared Parking in CA/CB Zones" was presented for study and comments.

Mr. Fraser suggested That CM zone be omitted.

A definition of shared parking will be prepared, as per request of Athena Cone.

The intent of shared parking regulations is to intensify the use of a property subject to all of our regulations.

It was felt that shared parking on residential property should also be addressed. Example: non-business side of Hope St.)

Existing residential uses may not have a shared parking lot, was one suggested regulation.

It is hoped to have a final draft for next meeting, and possibly Shared Parking could be scheduled for a hearing in January.

It was suggested that parking spaces should be painted on the curbs downtown.

MOTION to adjourn by Athena Cone at 9:35 p.m.; seconded by Bill Dwyer, and so voted unanimously.

Attest:

Elizabeth J. Taylor
Elizabeth J. Taylor
Recording Secretary