

Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

FILED IN EAST LYME TOWN

ZONING COMMISSION

REGULAR MEETING

October 6, 1994

CLERK'S OFFICE

Oct 11, 1994 at 11:05 AM PM

Esther B. Willaums

EAST LYME TOWN CLERK

PRESENT:

Wayne Fraser, Chmn.; William Dwyer, Athena Cone, Norman Peck, III
Alternate Shawn McLaughlin
Ex-Officio Rep: Donn Jourdan
Zoning Officer: Bill Mulholland

ABSENT: Paul Smith, Sharon Baroni, Paul Formica and Alt.
Chris Mullaney.

NO PUBLIC HEARING

The regular meeting was called to order by the chairman, Wayne Fraser, at 7:30 p.m. at the Town Hall. Shawn McLaughlin, Alternate, was asked to sit with the Commission.

OLD BUSINESS: (Workshop Meeting)

- Subcommittees
a) Shared Parking

Bill Dwyer said he had reviewed all information from last meeting re: shared parking, and he tried to figure the percentage of occupation of a parking lot as to churches, restaurants and the different times they need the parking. He also mentioned the need for parking for the disabled. He said the idea would be to work with another business to make shared parking. Other towns used a 500 ft. distance as the criteria.

Mr. Peck suggested that the Commission could go two ways:
1- Individual cases could work out a deal for each
2- The Commission works out a deal for them.
He did not see how we could set percentages in our regulations.

Mr. Dwyer said he would like to see a formula used, but there has to be some flexibility.

Mr. Peck suggested a little publicity about this matter in the local paper.

Letter from Jean Davies, Planner, with some suggestions as an update to the parking study - read by Mr. Fraser.

Mr. Jourdan suggested that Zoning should sit down with Planning and come up with a good plan.

page 2, 10/6/94

Mr. Fraser said he had informed Vision 2000 group that we would actively pursue some action to help the parking situation

It was felt that metered parking would come under municipal parking.

Next meeting will be the Shell Oil public hearing, and shared parking will be discussed also.

b) Municipal Parking

A memo from Bill Mulholland, Zoning Officer, dated 10/6/94, was read in which he stated that he believed municipal parking lots should be by special permit-if a primary use.

Mr. Jourdan spoke of the parking down by the beach, which should be considered.

The land under the bridge is owned by the State.

Mr. Mulholland said he will draft up a couple of proposals which the commission can work on. He said a 9x18' space is needed to park a car, with 20' need to back out of the space. For handicapped parking 11 ft. width is needed.

c) Industrial Zones

Mr. Fraser suggested three industrial zones: I-1, I-2 and I-Parks/Aquifer.

He said I-1 would be like Colton Rd. industrial area.

I-2 could be a shopping center or lighter industry, maybe motels could be included.

Light industry parks could include a golf club or a trade school.

He suggested maybe a statement could cover all recreational activity.

He said this consideration of industrial zones has come up because we have not been able to identify light industry for our regulations.

He said the third category would be for those businesses over the aquifer. If we were to set up these three zones, it would mean we would have to hold several public hearings, or we could just go with two industrial zones, and restrict what would be allowed in an aquifer protection site, he stated.

He said the downtown industrial zone near the mill would be light industry. He said the Colton Rd. area could be zoned for a little heavier industry.

He said a regional shopping center is allowed, and this could include discount stores.

It was reported that an emission center building is to be built at Colton Rd. area.

It was also reported that the State D.C.T. will be checking out the expanding glass displayed by the shop on West Main St.

Mr. Jourdan suggested some time be spent soon on the budget.

MOVED to adjourn about 8:53 p.m. by Athena Cone; seconded by Bill Dwyer and so voted unanimously (5-0).

Attest:

Elizabeth J. Taylor
Recording Secretary