

# Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

FILED IN EAST LYME TOWN

CLERK'S OFFICE

Sept 19, 1994 at 2:40 (AM/PM)

*Esther B. Calkins*

EAST LYME TOWN CLERK

ZONING COMMISSION

## REGULAR MEETING

Sept. 15, 1994

The regular meeting was called to order at 9:50 p.m. shortly after the close of the Public Hearing. All members were present with the exception of Sharon Baroni. Alternate Sean McLaughlin sat on the Board in her place.

### Acceptance of Minutes of Aug. 18, 1994.

MOTION by Paul Formica to accept the Minutes of Aug. 18, 1994 as presented. Seconded by Norman Peck, and so voted unanimously. (6-0).

### 3. Application of Mobil Oil Corporation for a Special Permit.

MOTION by Paul Formica to approve the application of Mobil Oil Corporation for a Special Permit to allow reconstruction of some of the facilities at a pre-existing non-conforming gasoline service station at 262 Flanders Rd., Niantic, Ct. further identified as Lot #12, Assessor's Map 45. Seconded by Norman Peck.

#### Discussion:

Mr. Dwyer stated he would prefer to consider this next meeting after he had read and studied all the material, as he was concerned about the aquifer.

Mr. Formica felt that with the clean-up being done here in cooperation with the State of Conn. that the aquifer will be better protected with the new facilities. He suggested an amendment to the motion.

#### AMENDMENT:

Mr. Formica moved to amend the previous motion to include the condition that the Zoning Enforcement Officer should be given quarterly monitoring reports from the site mentioned above. Seconded by Norman Peck III.

VOTE ON AMENDMENT: Voting in favor: Messrs. Formica, Peck, McLaughlin, Fraser, and Mrs. Cone. Voting nay: William Dwyer (5 ayes, 1 nay).

VOTE ON AMENDED MOTION: Voting in favor: Messrs. Formica, Peck, McLaughlin, Fraser and Mrs. Cone. Voting nay: William Dwyer. (5 ayes, 1 nay).

REASON FOR APPROVAL: The application meets our Zoning Regulations as amended.

OLD BUSINESS:

Chairman Wayne Fraser said he would like to proceed on the Shared Parking and Municipal Parking. He said he would like to appoint one or two more members to those subcommittees, and then at the first meeting in October the recommendations could be reviewed, as it is all typed up now.

Athena Cone and Bill Dwyer agreed to be on this sub-committee with Sharon Baroni.

Wayne Fraser is working on the Municipal Parking portion.

He announced that the Vision 2000 group is going to Branford on Sept. 19th to see their revitalization project. He asked that members call Andy Pappas if they can go. Paul Formica said he will plan to attend.

Mr. Fraser said that e) Industrial Zones still needs some more work.

The next meeting will be Sept. 22, 1994- a regular meeting. He suggested concentrating on Shared Parking, and Industrial Zones with an hour and a half limit.

NEW BUSINESS:

Application of Shell Oil Co. at 113 Boston Post Rd. to modify a Special Permit and Site Plan approved May 19th, 1994 by reconfiguring the pump islands, canopy and access driveways.

The Zoning Officer, Bill Mulholland, reported that Atty. Sherwood brought the application to DOT as required. The Dept. of Transportation told them to close an opening. They now want to change the shape of the canopy. Because we have already approved a Special Permit for them, we can only vote on the canopy change and access driveways. He said anyone can come in to amend a Special Permit.

Mr. Dwyer did not think we should have to listen to them again so soon. Mr. Mulholland said we told them they could come back to us. This matter will be scheduled for October 6, 1994.

2. Request of Glenn T. Carberry, agent for Orvedal Builders, Inc. to amend Section 25.5 of the Zoning Regulations. This will have to be referred to several agencies.

3. No correspondence.

Mr. Fraser will write to Paul Smith to determine if he wishes to stay on the Commission.

MOTION TO ADJOURN ABOUT 10:25 p.m. by Athena Cone, seconded by Mr. Dwyer and so voted (6-0).

Attest:

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