

In East Lyme Town
Clerk's Office

Sept 27, 1996 AT 2:45 PM

TOWN OF EAST LYME

Tablas ac
East Lyme Town Clerk

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

ZONING COMMISSION

MINUTES
EAST LYME ZONING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 19, 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 September 19, 1996 at the East Lyme Town Hall in Niantic, Connecticut.

ATTENDANCE

Six regular member were in attendance: Athena Cone, William Dwyer, Paul Formica, Wayne Fraser, Norman Peck and Chris Mullaney. Two alternates were in attendance: Kent Presley and Shawn McLaughlin.

PUBLIC DELEGATION

No one from the public was in attendance.

MINUTES OF AUGUST 8, 1996

Athena Cone motioned to accept the Minutes of August 8, 1996. The motion was seconded by Norman Peck and the motion carried.

OLD BUSINESS

Wayne Fraser began discussion on the new site plan regulations. He indicated that he had sent copies to everyone with a request that they contact either himself or Bill Mulholland with comments, no one had contacted him.

Wayne read the four goals of the Commission regarding the site plan regulations. Wayne discussed the importance of making them hassle-free for new businesses coming to the area.

Bill Mulholland discusses the possibly of getting zoning codes and building codes working together with building codes.

Wayne asked for comments on the first section from 24.2.

Athena Cone discussed the plot plan.

Wayne Fraser read over 24.6 - 24.9. He indicated that there were no changes to Sections A, B, C and D. Section E, Number 2 "...landscape strip 6 feet" was changed from "...landscape strip 10 feet". Wayne noted the changes from the word "Use" to "District". In Section 4 "...areas of 30 or more spaces" was changed from "...areas of 20 or more spaces".

Chris Mullaney asked why Section 24.6 A was not changed. Wayne Fraser said that they had taken a big hit from Planning. Norman Peck said that he thought for floods it would be better to allow different surfaces. Wayne referred to proposed changes dated June 1, 1995 and said that the changes showed a drop of "with bituminous or concrete paving". Wayne Fraser asked if anyone was against the changes. Bill Dwyer said he was against the change because he believed that uniformity was better for the town.

Paul Formica said that on June 3, 1995 Jean Davies had reviewed the changes and that she indicated she was against the change. The commission then discussed the sizes, surfaces and standards that should be add to Section 24.6-A. Bill Mulholland referred to the Webster's Dictionary for the definition of "paving".

Wayne Fraser asked Norman Peck to work on the correct language the change, and then suggested that the Commission for a sub-committee to ensure the matter properly taken care of. Wayne asked that Bill Mulholland come up with a definition of "pavement" for the Zoning Regulations.

Paul Formica motioned to adopt the changes for the Site Plan Regulations as discussed. Athena Cone state she would like to see the changes in print. Wayne Fraser indicated that the changes could be mailed. Athena asked if the changes were still considered a draft. Wayne indicated that they were. Chris Mullaney seconded the motion. Wayne Fraser read a letter from Jean Davies to himself and Bill Mulholland dated September 19, 1996 into record. Wayne then asked for any discussion on the motion. No discussion was made and Wayne Fraser asked for a vote on the motion. All were in favor of the motion and it carried.

SUB-COMMITTEE

Chris Mullaney reported on the Sign Committee. He said that they needed to meet again in order to be prepared to go before the Commission.

Athena Cone indicated that she and Donn Jourdan had given an outline to Bill Mulholland and were waiting for his comments regarding the Zoning Commission/Zoning Official Sub-Committee.

Wayne Fraser said that he had a couple more cases to give to her.

Bill Dwyer stated that he was still working on Gravel Regulations.

NEW BUSINESS

No new business.

Bill Mulholland discussed site inspection of Foster Construction. He noted that there were a couple of problems with test holes but that everything else was going okay. Bill then discussed the significant progress with Sarah Woods on Indian Woods Road. The cars have been removed but still a lot of debris. Wayne Fraser said that he was waiting for a written document so he an agreement can be made or he will have to send in the forces. He noted that they had met in June and talked in July and Ms. Woods was given until August.

Wayne Fraser discussed the micro-brewery and read into record a letter from Bill Mulholland to himself dated September 19, 1996. Wayne Fraser thanked Bill on a job well-done.

Paul Formica left the meeting at 9:04 p.m.

Athena Cone asked about Chapman Farms. Bill Mulholland said that the project had a couple of house-keeping problems.

Bill Mulholland said that the Texaco Station was finished. He was again commended on a job well-done.

Wayne Fraser asked that the Commission go over the back side of the agenda. He then asked for suggestions on stuff to add to it. Wayne then mentioned that Bill Dwyer wanted everyone to have name plates.

Bill Dwyer state that he thought that Bill Mulholland should be allowed to issue tickets instead of going through an attorney. Bill Mulholland discussed current lobbying by Zoning Officials to allow such a process.

ADJOURNMENT

Athena Cone motioned to adjourn the meeting at 9:15 p.m. Norman Peck seconded the motion. The meeting was adjourned.

A handwritten signature in black ink, appearing to read "Heath Paul". It is written in a cursive style with some loops and variations in letter height.