

TOWN OF EAST LYME  
ZONING COMMISSION  
REGULAR MEETING  
SEPTEMBER 23, 2010

REGULAR MEETING MINUTES

Members Present:

Marc Salerno, Chairman  
Mathew Walker  
Steve Carpenteri  
Rosanna Carabelas  
Edward Gada  
James Liska, Alternate  
Bill Dwyer, Alternate  
Bob Bulmer, Alternate

FILED IN EAST LYME TOWN  
CLERK'S OFFICE  
Sept 28 20 10 at 8:40 AM  
PM  
*Esther B. Williams*  
EAST LYME TOWN CLERK

Also Present:

Bill Mulholland, Zoning Officer

Members Absent:

Norm Peck, III

Pledge of Allegiance

Mr. Salerno led the assembly in the Pledge of Allegiance.

Mr. Salerno sat Mr. Liska as a regular member for this meeting.

Public Delegations

There were no Public Delegations.

Regular Meeting

1. Application of Keith Neilson, P.E., of Docko, Inc., for Vincent J. Dowling, Jr., owner for a Coastal Area Management Plan Review for property identified in the application as 295 Old Black Point Road, Niantic, Connecticut for shoreline protection improvements.

Ms. Carabelas read a Memo from Bill Mulholland to the Zoning Commission.

Mr. Neilson, a professional Engineer in the State of Connecticut presented the plans for this project. There are two areas on the bluff that are deteriorating due to wave induced erosion. They would like to place boulders. There are no

wetlands and there are no rare or endangered species. He also stated he would be closely supervising the work.

Mr. Salerno asked how they will be getting the boulders in.

Mr. Neilson stated they will have a crane on a barge and they will then be placed by a long arm excavator. If the excavator has a reach problem then the stones will be set from the water. He also stated there will no excavation work done, they will only be adding to the site. The barge can only access the site during high tide, so the job may take three months start to finish. He has recommended to Mr. Dowling that they proceed immediately with this work if it is approved.

**Motion (1) Rosanna Carabelas moved to approve the Application of Keith Neilson, P.E., of Docko, Inc., for Vincent J. Dowling, Jr., owner for a Coastal Area Management Plan Review for property identified in the application as 295 Old Black Point Road, Niantic, Connecticut for shoreline protection improvements.**

**Ms. Carabelas stated the application is consistent with all applicable goals and conditions of the Coastal Area Management Plan Act and the applicant has taken all reasonable measures to mitigate any adverse impact of the proposed activity on coastal resources.**

**Seconded by Mr. Carpenteri.**

**Motion Passed 6-0-0.**

2. Application of Peter J. Springsteel, Architect, for Gregg and Nancy Cook, owner for a Coastal Area Management Plan Review for property identified in the application as 15 Point Road, Niantic, Connecticut for renovations and additions to an existing two story single family dwelling.

Ms. Carabelas read a memo from Bill Mulholland to the Zoning Commission. This property is in Giants Neck Beach, which has its own zoning commission, but the East Lyme Zoning Commission has jurisdiction for the Coastal Site Plan Review.

Mr. Springsteel stated he is a licensed architect in the State of Connecticut. This property lies on a peninsula in Giants Neck Beach. Giants Neck Beach Zoning Commission has approved the renovations and additions. They will be moving all mechanical systems out of the basement of the house. This property is adjacent to rocky shore front. They will be renovating the house completely and putting an addition on. They will also be adding a larger garage onto the home. There will be erosion control during the construction.

**Motion (2) Rosanna Carabelas moved to approve the Application of Peter J. Springsteel, Architect, for Gregg and Nancy Cook, owner for a Coastal Area Management Plan Review for property identified in the application as 15 Point Road, Niantic, Connecticut for renovations and additions to an existing two story single family dwelling.**

**Ms. Carabelas stated the application is consistent with all applicable goals and conditions of the Coastal Area Management Plan Act and the applicant has taken all reasonable measures to mitigate any adverse impact of the proposed activity on coastal resources.**

**Seconded by Mr. Carpenteri.**

**Motion Passed 6-0-0.**

3. **Application of Peter J. Springsteel, Architect, for Richard P. Lena, owner for a Coastal Area Management Plan Review for property identified in the application as 293 Giants Neck Road, Niantic, Connecticut for renovations and additions to an existing two story single family dwelling.**

**Ms. Carabelas read a memo from Bill Mulholland to the Zoning Commission. This property is in Giants Neck Beach, which has its own zoning commission, but the East Lyme Zoning Commission has jurisdiction for the Coastal Site Plan Review.**

**Mr. Springsteel stated he is a licensed architect in the State of Connecticut. They are applying to add above the existing second floor. There will be no increase in the footprint of the house. They will be creating a full basement in what is now the crawl space. They will have erosion control fencing, and any materials removed will be trucked out.**

**Motion (3) Steve Carpenteri moved to approve the Application of Peter J. Springsteel, Architect, for Richard P. Lena, owner for a Coastal Area Management Plan Review for property identified in the application as 293 Giants Neck Road, Niantic, Connecticut for renovations and additions to an existing two story single family dwelling.**

**Mr. Carpenteri stated the application is consistent with all applicable goals and conditions of the Coastal Area Management Plan Act and the applicant has taken all reasonable measures to mitigate any adverse impact of the proposed activity on coastal resources.**

**Seconded by Mr. Gada.**

**Motion Passed 6-0-0.**

4. Approval of Minutes of July 8, 2010.

These minutes have already been approved at a prior meeting.

5. Approval of Minutes of July 29, 2010.

**Motion (4) Mr. Liska moved to approve the Minutes of July 29, 2010.**

**Seconded by Mr. Gada.**

**Motion Passed 4-0-2 (Abstained: Rosanna Carabelas & Steve Carpenteri)**

6. Approval of Minutes of September 9, 2010.

This was tabled until the next Zoning Commission meeting.

7. Executive Session – Pending Litigation

There was no Executive Session.

### **Old Business**

1. Subcommittee – Niantic Village (Norm Peck & Marc Salerno)

Mr. Peck and Mr. Salerno will be meeting on this next week.

2. Subcommittee-Conservation Development by Design (Marc Salerno, Norm Peck, & Rosanna Carabelas)

This sub-committee will be meeting next Thursday at 7:00 p.m.

3. Incentive Housing (Ed Gada, Rosanna Carabelas, Marc Salerno)

There will be a presentation on this at the Zoning Commission's next meeting.

4. Parking Subcommittee (Matthew Walker, Marc Salerno, Steve Carpenteri)

They are still gathering research on this and will be meeting next month.

A discussion followed on the Sign Sub-committee. Mr. Salerno asked Mr. Mulholland to review the current sign regulations with them and explain the current regulations to the sub-committee. A discussion followed regarding sandwich board signs.

**New Business**

1. Any business on the floor, if any by the majority vote of the Commission.

There was no business.

2. Zoning Official

Mr. Mulholland stated there have been 6 new home applications, and there are projects in the works.

3. Comments from Ex-Officio

There was no Ex-Officio.

4. Comments from zoning board liaison to Planning Commission

Mr. Gada attended the Planning Commission meeting.

5. Comments from Chairman

There were no comments from the Chairman.

6. Adjournment

**Motion (5) Mr. Gada moved to adjourn the meeting at 8:30 p.m.**

**Seconded by Ms. Carabelas.**

**Motion Passed 6-0-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**