

TOWN OF EAST LYME

ZONING COMMISSION

JANUARY 17, 2013

REGULAR MEETING MINUTES

**Members Present:**

Marc Salerno, Chairman  
Norm Peck  
George McPherson  
James Liska, Alternate (Sat for Regular Meeting)

**Members Absent:**

Terence Donovan  
Matthew Walker  
Matthew Kane  
Jack Hogan, Alternate  
William Dwyer, Alternate

FILED IN EAST LYME  
Jan 22, 2013 AT 9:00 A M  
*Karen Galbo, ATZ*  
EAST LYME TOWN CLERK

**Also Present:**

Bill Mulholland, Zoning Officer  
Rose Ann Hardy, Ex-Officio

1. CONTINUATION OF APPLICATION OF THEODORE A. HARRIS, AGENT FOR JAG CAPITAL DRIVE, LLC FOR APPROVAL OF AFFORDABLE HOUSING DEVELOPMENT, AND A CONCEPTUAL SITE PLAN TO CONSTRUCT SIXTY NINE (69) RESIDENTIAL UNITS ON PROPERTY IDENTIFIED IN THE APPLICATION AS WEST MAIN STREET/CAPITAL DRIVE, ASSESSOR'S MAP 09.0, LOT 19.

This item was continued.

2. CONTINUATION OF APPLICATION OF THEODORE A. HARRIS, AGENT FOR JAG CAPITAL DRIVE, LLC TO REZONE FROM ITS EXISTING ZONING DESIGNATION (LIGHT INDUSTRIAL) TO AFFORDABLE HOUSING DISTRICT FOR PROPERTY IDENTIFIED IN THE APPLICATION AS WEST MAIN STREET/CAPITAL DRIVE, ASSESSOR'S MAP 09.0, LOT 19.

This item was continued.

3. APPLICATION OF KEITH NEILSON, OF DOCKO, INC., FOR A COASTAL AREA MANAGEMENT REVIEW FOR SHORELINE PROTECTION IMPROVEMENTS AT PROPERTY IDENTIFIED IN THE APPLICATION AS 265 THROUGH 275 OLD BLACK POINT ROAD, NIANTIC. EAST LYME ASSESSOR'S MAP 2.3, LOT 6, 5, 4 AND 3.

Mr. Neilson of Docko, Inc presented the application. There is a seawall at the subject properties that was built in 1939. Storm Irene caused structural damage to the seawall. They intend to place armor stone in front of the seawall for protection. The work will only take place on the upland. There will be no erosion or sediment controls required. DEEP has indicated they will probably approve this project because rebuilding the entire seawall will be a very significant undertaking. The armor stone will be machine placed.

**Motion (1) Mr. Liska moved to approve the application of Keith Neilson, of Docko, Inc., for a Coastal Area Management Review for shoreline protection improvements at property identified in the application as 265 through 275 Old Black Point Road, Niantic. East Lyme Assessor's Map 2.3, Lot 6, 5, 4 and 3.**

**Reasons:**

- 1. Application is consistent with all-applicable goals and conditions of the CAM Act.**
- 2. Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.**

**Seconded by Mr. McPherson.**

**Motion Passed 4-0.**

This will be published next Thursday the 24<sup>th</sup> and become effective Friday January 25<sup>th</sup>.

- 4. APPLICATION OF DAVID COONROD FOR JOHN AND TERRA MOORE, FOR A COASTAL AREA MANAGEMENT REVIEW FOR AN ADDITION TO AN EXISTING HOUSE AT PROPERTY IDENTIFIED IN THE APPLICATION AS 267 GIANTS NECK ROAD, NIANTIC. EAST LYME ASSESSOR'S MAP 04.14, LOT 7.**

Mr. McPherson read a memo from Mr. Mulholland.

David Coonrod presented the application. This is an existing house; they are putting an addition on to it. The second floor is the only thing changing. They will have a silt fence to protect the property line. This will not impact any coastal resources. They have to apply to Giants Neck Beach for Zoning; they are just here for the CAM review.

**Motion (2) Mr. McPherson moved to approve the application of David Coonrod for John and Terra Moore, owners, for a Coastal Area Management Site Plan review for an addition to an existing house at 267 Giants Neck Road, Niantic, Connecticut. Assessor's Map 04.14, lot 7.**

**Reasons:**

- 1. Application is consistent with all-applicable goals and conditions of the CAM Act.**
- 2. Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.**

**Seconded by Mr. Peck.**

Motion Passed 4-0.

This will be published next Thursday the 24<sup>th</sup> and become effective Friday January 25<sup>th</sup>.

**5. APPROVAL OF MINUTES OF JANUARY 3, 2013.**

**Motion (3) Mr. Liska moved to approve the Minutes of the Public Hearing and Regular Meeting on January 3, 2013.**

Seconded by Mr. McPherson.

Motion Passed 4-0.

**OLD BUSINESS**

**1. PARKING SUBCOMMITTEE**

There was no discussion.

**2. SIGN SUBCOMMITTEE**

There was no discussion.

**3. OUTDOOR DINING BARS SUBCOMMITTEE**

There was no discussion.

**4. POULTRY SUBCOMMITTEE**

There was no discussion.

**NEW BUSINESS**

**1. APPLICATION OF WILLIAM HEENAN FOR ANMAR, LLC FOR A SPECIAL PERMIT FOR A MIXED USE DEVELOPMENT AT PROPERTY IDENTIFIED IN THE APPLICATION AS 157 W MAIN STREET.**

Chairman Salerno asked Mr. Mulholland to schedule this item for a Public Hearing.

**2. ANY BUSINESS ON THE FLOOR, IF ANY BY THE MAJORITY VOTE OF THE COMMISSION**

There was no business on the floor.

**3. ZONING OFFICIAL**

Mr. Mulholland stated he has been busy; he has met with the Town Attorney on a number of items.

**4. COMMENTS FROM EX-OFFICIO**

Mrs. Hardy stated the Board of Selectmen have started their budget reviews. They are continuing to have discussions on the Noise Ordinance. It would be an eight page ordinance. To publish it in the newspaper it would cost \$7000.00. They felt that was excessive. The publishing of items in the newspaper is really costing Towns a lot of money. They decided to buy 1 decibel meter and they will train two officers. Most people if they are issued a warning will respond positively.

**5. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION**

There were no comments.

**6. COMMENTS FROM CHAIRMAN**

Chairman Salerno welcomed two students from the High School and the liaison from Planning.

**7. ADJOURNMENT**

**Motion (4) Mr. McPherson moved to adjourn the meeting at 8:30 p.m.**

**Seconded by Mr. Peck.**

**Motion Passed 4-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**