

**EAST LYME ZONING COMMISSION
REGULAR MEETING
Thursday February 18, 2010
MINUTES**

The East Lyme Zoning Commission held a Regular Meeting on Thursday February 18, 2010 at the East Lyme Town Hall, 108 Pennsylvania Ave., Niantic, CT.

PRESENT: Marc Salerno, Chairman, Norm Peck, Steve Carpenteri, Ed Gada

ALSO PRESENT: William Dwyer, Alternate, Seated
James Liska, Alternate and Planning Commission, Liaison, Seated
Brian Schuch, Planning Commission
Elke Sutt, Sailer Environmental, Inc.
Edward N. Sailer, Sailer Environmental, Inc.

FILED IN EAST LYME TOWN
CLERK'S OFFICE

ABSENT: Rosanna Carabelas, Secretary
Matt Walker
Bob Bulmer, Alternate
Rose Ann Hardy, Ex-Officio

Feb 22 2010 at 3:55 PM
Ed B. Williams
EAST LYME TOWN CLERK

Call to Order

Chairman Salerno called to order the Regular Meeting of the Zoning Commission at 7:30 PM.

Pledge of Allegiance

The pledge was observed.

Mr. Salerno asked that alternates Mr. Dwyer and Mr. Liska be seated.

Public Delegations

There were none.

Regular Meeting

1. Application of Boats, Inc., for a Coastal Area Management Site Plan Review for 133 Main Street, Niantic, CT for the construction of a 35' x 50' asphalt wash down pad.

Mr. Carpenteri acting as secretary read into the record a memo from Zoning Official Mr. Mulholland regarding the specifics of the above mentioned application.

Mr. Salerno asked for the presentation.

Mrs. Elke Sutt of Sailer Environmental, Inc. announced that Sailer Environmental, Inc. were the agents for Boats, Inc. She said that minor changes were made to the application. Mrs. Sutt presented the Commission with amended applications. Mrs. Sutt said that in September of 2009 the Ct. DEP Stated that marinas could no longer dispose of the waste

water from pressure washing boats to surface waters or ground waters. One of the changes to the application was to change the pad from asphalt to concrete. Mrs. Sutt explained the drainage system for the waste water to be directed to a 2000 gallon storage tank where the waste water would then be trucked off the premises by a licensed waste hauler, to a waste water treatment facility. Mrs. Sutt said that Sailer Environmental, Inc. did not see any adverse affects to any on site costal resources as a result of this project. Mr. Salerno announced this was not a public hearing and that it was an allowed use, and the commission had to be certain that all actions were being taken to prohibit any adverse impacts to the coastal resources.

Mr. Sailer of Sailer Environmental, Inc. spoke to clarify the reason for the change from asphalt to concrete, one reason being the use of heavier lift equipment needed to haul and launch boats, and also Docko, Inc. will be proposing to cut the bulkhead down by about 2 feet because it currently does not accommodate the lift.

Mr. Salerno asked if materials would be removed from the site. Mr. Sailer said there would be no materials removed from site for the pad itself but for the construction prior to the pad installation. There was discussion about the elevation of the pad and where the storage tank was located.

Mr. Salerno asked if a silt fence would be installed Mr. Sailer replied yes.

Mr. Carpenteri asked what the life span of the tank would be, Mr. Sailer replied at least 10 years.

There was more discussion about the tank regarding its placement.

Mr. Dwyer wanted to clarify the material of the pad being asphalt or concrete. There was discussion regarding the benefits of asphalt versus concrete. Mr. Sailer explained the reason for leaving either material as an option as opposed to deciding on one or the other was because they were waiting for Geo-tech design to determine the appropriate material.

Mr. Sailer explained that either concrete or asphalt would have to be seal coated.

Mr. Salerno asked for clarifications of the change.

Mr. Salerno asked for discussion.

Mr. Peck stated that all parties involved, DEP, Docko, Inc. and Sailer Environmental, Inc. were more informed and especially with the DEP involved he didn't think it was an issue to leave the option of concrete or asphalt.

Mr. Salerno called for a motion.

MOTION (1)

Mr. Peck moved to approve the application for Boats, Inc., for a Coastal Area Management Site Plan for the construction of a 35' x 50' asphalt or concrete wash down pad.

Seconded by Mr. Gada.

Motion passed 6-0-0.

2. Application of Niantic Dockominiums, for a Coastal Area Management Site Plan Review for 25 Smith Avenue, Niantic for the expansion of an existing concrete wash down pad.

This application has been tabled, the applicant is applying to the Zoning Board of Appeals for a variance.

3. Approval of Minutes of February 4, 2010

Mr. Salerno called for comments and or corrections to the Public Hearing Meeting Minutes of February 4, 2010.

MOTION (2)

Mr. Carpenteri moved to approve the Regular Meeting Minutes of February 4, 2010, as submitted.

Seconded by Mr. Gada.

Motion passed 4-0-2.

Mr. Dwyer abstains.

Mr. Liska abstains.

Old Business

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

Mr. Salerno asked Mr. Peck if he had set a date to take photographs. Mr. Peck said he obtained photos from Mr. Gada and met with Mr. Mulholland to put together a proposal containing the photos. He said the proposal will be in the form of a guide to help communicate with a developer what is wanted and not wanted.

Mr. Salerno thanked Mr. Gada for the photos.

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

Mr. Salerno said he had nothing new to report and there was a meeting scheduled for Thursday February 25, 2010.

Mr. Peck said he asked Mr. Goeschel to send out the draft for this meeting a week in advance so that there was time to review.

3. Incentive Housing (Ed Gada, Rosanna Carabelas)

Mr. Salerno said that the regulations were currently being written by Regional Planning and Council of Governments. He said once they have received an initial draft they would resume meeting on this item.

New Business

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

There was none.

2. Zoning Official

The Zoning official was not present.

3. Comments from Ex-Officio

There was no Ex-Officio present.

4. Comments from Zoning Board liaison to Planning Commission.

Mr. Liska announced that the Planning Commission meeting was cancelled that week due to snow. He introduced Brian Schuch from the Planning Commission who was present as the Planning Commission Liaison to the Zoning Commission.

5. Comments from Chairman

Chairman had no comments.

6. Adjournment

Mr. Salerno called for a motion to adjourn

Mr. Peck asked about the scenic road ordinance, and was there any effort towards assigning these roads.

Mr. Salerno said he had spoken with Mr. Goeschel and was hoping to put together a list of street names. He said that in the previous year there was a joint subcommittee with the Planning Commission to put together scenic road legislation that was passed by the Board of Selectman. The Planning and Zoning Commission put together the Ordinance and it is now up to the Planning Commission to designate scenic roads. He said he had no further information and would keep the Commission up to date with any new developments. Mr. Peck asked the Planning Commission Liaison to bring back to the Planning Commission the question of assigning scenic roads before development starts up again.

Mr. Gada asked for clarification of the road names and specifics. There was discussion.

MOTION (3)

Mr. Gada moved to adjourn the Regular Meeting of the East Lyme Zoning Commission, February 18, 2010 at 8:08 PM.

Seconded By Mr. Dwyer

Motion passed 6-0-0

Respectfully Submitted,

Zoe Zrakas, Recording Secretary