

TOWN OF EAST LYME
EAST LYME ZONING COMMISSION
REGULAR MEETING MINUTES

JULY 7, 2011

MEMBERS PRESENT

Steve Carpenteri, Acting Chairman
Matthew Walker
Norm Peck
James Liska, Alternate
William Dwyer, Alternate

ALSO PRESENT

Bill Mulholland, Zoning Office

MEMBERS ABSENT

Bob Bulmer, Alternate
Ed Gada
Marc Salerno
Rosanna Carabelas

FILED IN EAST LYME TOWN
CLERK'S OFFICE

July 11 20 11 at 8:45 AM (PM)
Esther B. Williams
EAST LYME TOWN CLERK

REGULAR MEETING

Mr. Liska and Mr. Dwyer were seated by Mr. Carpenteri as regular members for the meeting.

1. Application of Margery Shute for a Special Permit to operate Eastern Community Development Corporation at property identified in the application as 11 Freedom Way, Unit A1, Niantic, Assessor's Map 09.0, Lot 27.

Mr. Peck recused himself for Item 1.

Mr. Walker stated this is a good use of the property, the plan is solid, and they are already a success in Niantic, and he sees no issues with parking.

Mr. Carpenteri stated this is a solid use, and they have been in town for a while and are doing a good job.

Motion (1) Mr. Liska moved to approve the Application of Margery Shute for a Special Permit to operate Eastern Community Development Corporation at property identified in the application as 11 Freedom Way, Unit A1, Niantic, Assessor's Map 09.0, Lot 27.

Seconded by Mr. Dwyer.

Motion passed 4-0

Mr. Mulholland stated this will be published on July 14th and will be effective on July 15th.

2. Application of Dave Coonrod, Agent, for Ray Fitzgerald, owner for a Coastal Area Management (CAM) Site Plan Review to construct a new single family residence and small retaining wall at property identified in the application as 21 Ridgewood Road, Niantic, Assessor's Map 04.11, lot 55.

Mr. Peck returned for the remainder of the meeting.

Mr. Walker read a memo from Mr. Mulholland.

Mr. Coonrod stated they are proposing to build in line with the existing house to the north. There will be no impact to the wetlands or to the tidal marsh. There will be no gutters on the house because in Giants Neck Beach everything counts as coverage on the lot. They are well above the flood plain except for a little bit of the stonewall.

Mr. Liska asked if there would be a crawl space.

Mr. Coonrod stated it depends how deep they go for the ledge.

Mr. Walker asked if the retaining wall would be concrete.

Mr. Coonrod stated it would be stone from the site.

Mr. Dwyer asked if this met the new flood plain guidelines.

Mr. Coonrod stated this application was submitted prior to the new flood regulations going into effect.

Mr. Mulholland asked if there would be silt fences put up prior to any work.

Mr. Coonrod stated yes.

Mr. Liska asked if they have to go to Giants Neck Beach zoning first?

Mr. Coonrod stated they came to the town first.

Mr. Carpenteri asked how big the house would be.

Mr. Coonrod stated it would be equal to the one to the North; the first floor will be 1600 square feet.

Mr. Mulholland asked if this is consistent with the goals and conditions of the CAM act.

Mr. Coonrod stated yes, and there would be no stock piling on the site.

Mr. Dwyer stated our job is cut and dry on this, and it has to be approved by the Beach Association.

Mr. Walker stated it looks consistent with the neighborhood.

Motion (2) Mr. Walker moved to approve the application of Dave Coonrod, Agent, for Ray Fitzgerald, Owner, for a Coastal Area Management (CAM) Site Plan Review to construct a new single family residence and small retaining wall at property identified in the application as 21 Ridgewood Road, Niantic, Assessor's Map 04.11, Lot 55.

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. Dwyer.

Motion Passed 5-0.

- 3. Application of Keith Neilson, Docko, Inc., for Angela Thompson, for a Coastal Area Management (CAM) Site Plan Review to install seawall protection armor stone and install a foundation and gutter drain discharge into seawall armor stone at property identified in the application as 257 and 261 Old Black Point Road, Niantic, Assessor's Map 02.3 Lots 8 & 9.**

Mr. Walker read a memo from Mr. Mulholland.

Mr. Neilson stated there are two issues to be addressed, one is the seawall armor protection, and the other issue is the foundation drain. The groundwater at 257 Old Black Point Road is exceptionally high. The ground is always saturated. After the storm last year they had water in the crawl space. The discharge was piped into the yard. Those conditions saturated the ground behind the seawall. They need to get water through that wall. All of the water is going to be drained out through the wall. Heavy rain will run through the pipe into armor stone, which will be 4 to 5 feet thick large stones, which will

be filled with smaller stones, and are completely pervious, the amount of water will be fairly small, and the peak flow will be less than a cubic foot per second. There is no threat to the armor stone that exists, or the quality of the water or the resources. The armor stone will be placed to provide protection from the rocks into the seawall. They are in the process of getting a permit from DEP to continue the armor stone to the Dock. All stones will be placed by an excavator. They are not anticipating any erosion or the need for sediment controls.

Mr. Mulholland stated the methodology of the delivery of the stone is designed to prevent any disturbance to the coastal resources.

Mr. Liska asked if they would be drilling through the existing wall.

Mr. Neilson stated they will cut through the wall then put the pipe in then grout around it. He also stated the owner has untreated shingles so all of the water off of the house is clean. The work will probably be done in the fall, and will probably take a week.

Motion (3) Mr. Walker moved to approve the application of Keith Neilson, Docko, Inc., for Angela Thompson, for a Coastal Area Management (CAM) Site Plan Review to install seawall protection armor stone and install a foundation and gutter drain discharge into seawall armor stone at property identified in the application as 257 and 261 Old Black Point Road, Niantic, Assessor's Map 02.3 Lots 8 & 9.

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. Dwyer.

Motion Passed 5-0.

- 4. Application of Gary D. Smith, PhD, PE, for Carmine Marone, Bayview Landing Marina for a Coastal Area Management (CAM) Site Plan Review to re-develop Bayview Landing Marina including upgrading and expanding marine dockage, dredging of basin area and upgrading site and facilities at property identified in the application as 111 Main Street, Niantic, Assessor's Map 12.1 Lot 56.**

This item has been withdrawn.

- 5. Approval of Minutes of May 19, 2011.**

This item will be tabled to the next meeting.

6. Approval of Minutes of June 2, 2011.

MOTION (4) Mr. Walker moved to approve the minutes of June 2, 2011.

Seconded by Mr. Dwyer.

Motion Passed 4-0-1 (Mr. Carpenteri abstained)

OLD BUSINESS

1. Parking Subcommittee

They have not met.

2. Sign Subcommittee

They have not met.

NEW BUSINESS

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

There was no business on the floor.

2 Zoning Official.

Mr. Mulholland met with Mr. Aldi of Village Crossing. 38 Hope Street is starting their second phase. The Bed and Breakfast is expanding on Smith Street.

3 Comments from Ex-Officio

There was no ex-officio.

4 Comments from zoning board liaison to Planning Commission

Mr. Peck stated they cancelled the meeting.

Mr. Carpenteri stated he needs the list again showing who has to go each month.

Mr. Mulholland stated he will have it send again.

5 Comments from Chairman

There were no comments.

6 Adjournment.

MOTION (5) Mr. Peck moved to adjourn the meeting at 8:35 p.m.

Seconded by Mr. Dwyer.

Motion Passed 5-0.

Respectfully Submitted,

**Karen Miller Galbo
Recording Secretary**