

East Lyme Zoning Commission  
January 22, 2015 Meeting Minutes

**Members Present:**

Matthew Walker, Chairman  
Terence Donovan  
George McPherson  
Matthew Kane  
James Liska, Alternate (Sat)  
Peter Lukas, Alternate (Sat)

FILED IN EAST LYME  
CONNECTICUT  
Jan 28 2015 AT 10:00 AM/PM  
Brock D. Owen ATC  
EAST LYME TOWN CLERK

**Members Absent:**

Norman Peck  
William Dwyer, Alternate

**Also Present:**

Bill Mulholland, Zoning Officer  
Holly Cheeseman, Ex-Officio

Mr. Walker called the East Lyme Zoning Commission Meeting of January 22, 2015 to Order at 7:30 p.m.

I. Pledge of Allegiance

The Pledge was observed.

Mr. Walker welcomed the audience and thanked them for coming. He sat Mr. Liska and Mr. Lukas to fill the two vacancies this evening.

II. Public Delegations

There were none.

III. Public Hearing

There were none.

IV. Regular Meeting

**1. Application of Robert J. Pfanner Jr., for Susan Chodorov & Robert Crane for a Coastal Area Management Review for construction of a single family dwelling on property located at 17 Summitt Avenue, Niantic.**

Secretary Mr. McPherson read Mr. Mulholland's Memorandum (Exhibit A) for the record.

Robert J. Panner Jr. of 37 Grand Street came forward to detail this application. He submitted Plans of the house for the record (Exhibit B). The Plans are for a new residential house, the existing house would be removed. Sheets 3 and 4 of the Plans illustrate the elevation of the new house. A lot line revision will be filed since the neighbor's septic system is located beyond their property line and within the applicant's Lot. The new dwelling will occupy the same portion of the lot that the existing dwelling does. The main source of concern during construction is erosion. Wood chips will be contained on site in the event that erosion is a factor. Mr. Walker asked where the jurisdiction line is. Mr. Pfanner detailed how DEEP has tweaked their requirements to make the jurisdiction line as straightforward as possible.

Mr. Donovan asked if the foundation was new and Mr. Pfanner stated that it is, adding that it is an expensive proposition for the owner, but that's the price one pays to live on the water. Mr. Walker noted that the only thing he would emphasize is the silt barrier and to keep an eye on it throughout the entire project.

**Motion (1)**

**Mr. Donovan moved to approve the application of Robert J. Pfanner Jr., for Susan Chodorov & Robert Crane for a Coastal Area Management Review for construction of a single family dwelling on property located at 17 Summitt Avenue, Niantic for the following reasons: the application is consistent with all applicable goals and conditions of the CAM Act. Also, the applicant has taken all reasonable measures to mitigate any adverse impacts the proposed activity may have on coastal activities and future water dependent uses. Mr. Kane seconded the motion.**

**Vote: 6-0-0. Motion carries.**

**2. Application of Robert J. Pfanner, Jr. for Jean Pierre Lessard for a Coastal Management Review for construction of a garage accessory structure on property located at 2 Shore Drive, Niantic.**

This item has been tabled until the February 19, 2015 Meeting. Mr. Mulholland noted that further investigatory exploration needs to be completed and that they're not ready for presentation at this time.

**3. Zoning Commission Vacancy.**

Mr. Walker stated that resumes are to be accepted this evening for anyone interested in being considered for the vacancy. We will fill the vacancy at our February 5, 2015 meeting. This will give us a chance to review all the candidates. We have thirty days from the date of Marc's resignation to fill the vacancy. Currently there are two resumes in the Member Packet which each Member should take home and review. Ms. Cheeseman came forward with a resume for consideration on behalf of Shawn Singer of 8 Pear Grove. Mr. Donovan stressed the importance of being fair to everyone during this process.

#### 4. Approval of Minutes of January 8, 2015

##### Motion (2)

Mr. Kane stated that the Minutes of January 8, 2015 look great and moved to approve them.

Mr. McPherson seconded the motion.

Vote: 5-0-1. Mr. Liska abstained from the vote due to his absence from the meeting.

Motion carries.

##### V. Old Business

There was none.

##### VI. New Business

1. Application of North Road Properties/Wave Construction Group for a Special Permit Application, Site Plan and Storm Water Review for construction of 9,500 SF+ building for office and industrial use and associated facilities at property identified in the application as 5 Liberty Way, East Lyme Assessor's Map 09.4, Lot 11.

This item is scheduled for February 19, 2015.

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

There was none.

##### 3. Zoning Official

Mr. Mulholland shared with the Commission that the new Flanders Diner which occupies the former Common Loon Restaurant, neglected to file their new business registration but that the owner was coming in the following day to rectify this. He added that the gentleman was very pleasant and that it is evident that he has done a great deal of work to the place. He added that Gateway is moving along but that a great deal of landscaping still needs to be done. He also noted that he is working with the new Main Street Restaurant in selecting outside lighting fixtures and bulbs.

##### 4. Comments from Ex-Officio

Ms. Cheesman stated that the Board of Selectmen met last night and that the majority of the meeting consisted of a presentation by the Board of Education of the options available for our elementary schools. The BOE would like to renovate Niantic Center as new and rebuilding Flanders School and demolishing the old one and has a price tag upwards of 90 million dollars. The BOE is eager to have this approved before the end of this fiscal year in order to take advantage of the State match rate. The BOS feels that this is moving way too fast and that more time and thought needs to put into this project, that it should not be rushed.

##### 5. Comments from Zoning liaison to Planning Commission

Mr. Peck is not in attendance, so we will hear his comments at the next regularly scheduled meeting.

##### 6. Comments from the Chairman

Mr. Walker stated that in regards to Gateway he is not afraid to admit that he didn't quite realize that the steepness of the topography would be so great. He is also hopeful that the landscaping will soften the aesthetic quite a bit. The other Commission members reiterated that all construction looks ugly when ongoing and quite the opposite when completed.

**Adjournment**

**Motion (3)**

**Mr. Donovan moved to adjourn the Zoning Commission meeting at 8:45 p.m.**

**Mr. McPherson seconded the motion.**

**Vote: 6-0-0. Motion carries.**

**Respectfully Submitted,**

**Brooke D. Stevens**

A handwritten signature in cursive script that reads "Brooke D. Stevens".

**Recording Secretary**