

PUBLIC HEARINGS AND REGULAR BUSINESS MEETING
MONDAY, JUNE 24, 1985 - LOWER LOUNGE, TOWN HALL

6-24-85
7-1-85

Members present and sitting: Phyllis Folsom, Edward McSweegan, Betsy Ranelli, Richard Jones, and alternate David Tiezzi sitting for Mario Sapia. Also present: Robert Walsh, Scott Harrick, Attorney Edward Domnarski, and several interested citizens. The hearings were opened at 7:30 P.M. in Room #5 and then moved to the lower lounge. The Clerk read the legal notice for Item #1.

PETITION FOR ZONE CHANGE FROM INDUSTRIAL ONE TO BUSINESS B-4 ON A PORTION OF PROPERTY AT 210 BOSTON POST ROAD, MAP #44, LOT #24. APPLICANT: SCOTT HARRICK

The Clerk read a letter from the Planning Commission recommending approval. The Economic Development Commission has concerns about this zone change and believe it is not in the best interest of the town. A letter was submitted expressing their disapproval.

Mr. Harrick had previously received approval for a sheet metal fiberglass paint shop in his rear building. However, he decided not to go ahead with that plan because the commission would not let him use the front building in connection with that operation. He now wishes to change the front 200 feet of his property from Industrial One to Business B-4. (At this point, 7:45 P.M., an individual dressed in a gorilla costume appeared, with a sign stating that the Zoning Board is unfair to TNT. Several times during the meeting members of the commission were concerned about him because it was so warm in that small room. However, he insisted he was fine and stayed through the entire meeting.) Speaking in favor of Mr. Harrick's proposed zone change were Ralph Fuller, a relative of Mr. Harrick who also lives at that address, and a Mrs. Musil, an abutting neighbor who had no objections and didn't feel it would be detrimental to the neighborhood.

Speaking in opposition was Attorney Domnarski, presenting Joseph Massini, Mr. Harrick's other neighbor at 200 Boston Post Road. Mr. Domnarski stated that the change would be extending the B-4 zone by going across the road where it would be surrounded by the Industrial Zone. He said it would be spot zoning, it is a relatively small parcel and would be out of harmony with the neighborhood, and would disrupt the orderly development of the neighborhood. He submitted a letter objecting to the change. He stated that Mr. Harrick's operations have created problems for Mr. Massini in the past, specifically with regard to noise, dust and hours of operation. Mr. McSweegan asked Mr. Harrick if he felt that the Zoning Commission was wrong in zoning the property as it did, and Mr. Harrick said he did not. The public hearing ended at 7:52 P.M.

AMENDMENTS TO THE ZONING REGULATIONS TO PROVIDE FOR THE ADOPTION OF THE SOIL EROSION AND SEDIMENT CONTROLS MANDATED BY STATE STATUTES. APPLICANT: OLD SAYBROOK ZONING COMMISSION.

The Clerk read the notice for this item and letter of approval from the Planning Commission. Mrs. Folsom read a letter from Robert Bryan explaining the amendments; also letters from CRERPA, CAM and Gateway approving of the amendments. Speaking

in opposition was Robert Jensen who stated that the amendments are not specific enough and questioning several of the changes. He also stated that there should be a specific paragraph relating to the beach community and asked that the adoption of the amendments be postponed for one year. Ray Varley stated that he has the same concerns as Mr. Jensen. The hearing on this item ended at 8:15 P.M.

AMENDMENTS TO THE ZONING REGULATIONS TO PROVIDE FOR AQUIFER PROTECTION. APPLICANT: OLD SAYBROOK ZONING COMMISSION

The Clerk read the legal notice for the third item and a letter from the Planning Commission recommending approval. Mrs. Folsom read a letter from the Connecticut Water Company supporting the proposed plan and stating that the protection of both the primary and secondary recharge areas of the aquifer, as proposed, is the most effective method of providing long term protection for the quality of groundwater in the town; also letters from Gateway, CRERPA and CAM approving the plan, and letter from Mr. Bryan explaining the amendments. James Cahill had some concerns, but these were all covered in the plan.

The hearing on this item ended at 8:40 P.M.

CORRECTION TO PARAGRAPH 37.1.8 SAYBROOK POINT DISTRICT PERTAINING TO DRY STORAGE OF BOATS. APPLICANT: OLD SAYBROOK ZONING COMMISSION

The Clerk read the legal notice and letter of approval from the Planning Commission. Mrs. Folsom read a letter from Bob Bryan explaining that the word "day" was a typographical error and should be corrected to read "Dry" storage of boats. This change has been approved by Gateway and CRERPA, but CAM expressed concern that the exclusion of "dry" or "day" storage would limit the feasibility of locating a viable marina in an area suitable for supporting such a water dependent use.

The public hearing on this item ended at 8:45 P.M.

BUSINESS MEETING

SITE PLAN REVIEW: ADDITION TO EXISTING MANUFACTURING PLANT, CUSTOM PARK, MAP #46, LOT #1-3. APPLICANT: ASTROSEAL MFG. CORP.

No one was present from Astroseal, but Mr. Walsh explained their plans. They received approval for an addition several years ago but never went ahead with their plans. They now wish to add onto their existing 10,000 square foot building and enlarge it to 19,600 square feet. They were given approval by the commission to use the site plan submitted originally, but have submitted new architectural plans. Eventually they will probably add up to five more employees. They now have ten parking spaces, but have room for two or three more.

Mr. McSweeney moved to approve the addition; Mrs. Ranelli seconded the motion and it was unanimously carried.

REMOVE RESTRICTIONS ON STORAGE AREA, MAP #14, LOT #53. APPLICANT: JOSEPH RILEY

When the Coastal Site Plan was approved, the storage area underneath the dwelling was not included. The house is in the V zone and is on pilings, the elevation being 14 feet. Nathan L. Jacobson & Associates has said they will go along with the storage area, but the commission would like their opinion in writing before making a decision.

DMK Veterinary Hospital - Dr. Kabilis obtained a setback variance in order to add to his existing building. This will be for professional use only, there is plenty of parking and there will be no increase in the number of employees. There were no objections.

Price Tag - They are asking for permission for a tent sale, the same as they held last year. The commission had no objection to this request.

DECISION: SOIL EROSION AND SEDIMENT CONTROL AMENDMENTS

Mr. McSweegan moved to approve amendments to the Zoning Regulations to provide for soil erosion and sediment controls, as mandated by the State; motion seconded by Mrs. Ranelli and unanimously approved. Effective date: 7/1/85.

DECISION: AMENDMENTS TO PROVIDE FOR AQUIFER PROTECTION

Mr. McSweegan moved to approve amendments to the Zoning Regulations to provide for aquifer protection, effective 7/1/85; motion seconded by Mr. Tiezzi and carried by a vote of four to one. (Mr. Jones voted against the motion because he felt it should be more specific in connection with fuel storage for residential uses.) It was decided to approve this amendment "as is" with the understanding that it can be changed later on.

DECISION: CORRECTION TO PAR. 37.1.8

Mr. McSweegan moved to correct Par. 37.1.8 of the Zoning Regulations to read: "Establishments for the sale, repair and/or servicing of pleasure boats, including the dispensing of fuel and lubricants for boats at retail, but expressly excluding dry storage of boats and bulk storage of fuel." Motion seconded by Mrs. Ranelli and unanimously carried.

DECISION: PETITION FOR ZONE CHANGE, INDUSTRIAL ONE TO BUSINESS B-4

Mrs. Folsom moved to deny Mr. Harrick's petition for a Zone Change because it is "spot zoning" and because the Zoning Commission did not err when the property was originally zoned Industrial. Motion seconded by Mr. Jones and unanimously approved.

Upon a motion made by Mr. Jones, seconded by Mr. McSweegan and unanimously approved, the meeting adjourned at 10 P.M.

Respectfully submitted,

Marion Carpenter, Clerk

REGULAR BUSINESS MEETING

MONDAY, JULY 15, 1985 - ROOM #5 - TOWN HALL

Members present: Phyllis Folsom, Edward McSweegan, Betsy Ranelli, Mario Sapia, Richard Jones and alternates Olive Pedinelli and David Tiezzi. Also present: Robert Walsh, Attorney Bernard Pellegrino, Louis F. Tagliatela, Steve Tagliatela, Fred Radcliffe, Peter Pieretti, two interested citizens and members of the Press. The meeting was opened at 7:30 P.M. by the Chairman, Mrs. Folsom.