

Mr. Sapia and unanimously carried.

9-12-83  
9-21-83

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COASTAL SITE PLAN REVIEW: Single Family Dwelling

Ingham Hill Road - Applicant: Ted Zito

Mr. Sapia moved to approve the Coastal Site Plan as the project as submitted is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts. The motion was seconded by Mrs. Ranelli and unanimously carried.

At this point Mr. Sapia left the meeting and Mrs. Pedinelli sat in his place.

DISCUSSION/DECISION: CHANGES TO ZONING REGULATIONS AND ZONING MAP - THIRD YEAR PHASE - MUNICIPAL COASTAL PROGRAM

Since there had been questions raised about the fact that some of the property to be rezoned was owned by a member of the commission, Mrs. Folsom stated that she felt we should keep in mind the fact that these changes were proposed by our Planner, Mr. Brown, who lives out of town and didn't know who owned any of the property in question. It is her opinion that the suggestions made by Mr. Brown and the Subcommittee (Mr. Soper and Mrs. Folsom) do meet the objectives which the CAM Program had projected, and we have a letter from Mr. Rocque saying that we have done what we were asked to do.

Mr. McSweegan moved that we remove the property owned by Mr. Sapia from this plan and let the owner come in for a Zone Change if he so desires. Motion seconded by Mrs. Ranelli. Discussion followed. The Planner had proposed the Marine Commercial Zone for Mr. Sapia's property; the Subcommittee suggested that it be made Marine Commercial Limited to make it more restrictive since it is across from Anchorage Lane which is one of our better residential areas. Mrs. Ranelli felt that an MCL Zone there would be a useless zone because in order to be like Anchorage Lane we're talking about an A Zone with the use of a dock, or a boat use, and it would not have to be Marine Commercial Limited in order to achieve that. It was then decided to act on the other proposed changes, and the motion and second were withdrawn. Mr. Brown suggested that each item be acted on separately in the event that a particular item might be appealed.

Mr. Monte moved to approve Item B as modified; Mr. McSweegan seconded.

Mr. McSweegan moved to approve Item C; seconded by Mr. Monte.

Mr. McSweegan moved to approve Item D; seconded by Mrs. Pedinelli.

Mr. McSweegan moved to approve Item E; seconded by Mr. Monte.

Mr. Monte moved to approve Item F; seconded by Mr. McSweegan.

Mrs. Pedinelli moved to approve Item G; seconded by Mrs. Ranelli.

Mrs. Ranelli moved to approve Item H; seconded by Mr. McSweegan.

Mrs. Folsom moved to approve Item I; seconded by Mr. McSweegan.

Mr. McSweegan moved to approve Item J; seconded by Mrs. Ranelli.

Mr. Monte moved to approve Item K; seconded by Mrs. Pedinelli.

Mrs. Ranelli moved to approve Item L; seconded by Mr. McSweegan.

Mrs. Folsom moved to approve Item M as modified; seconded by Mr. McSweegan.

Mrs. Folsom moved to approve Item M as modified; seconded by Mr. McSweegan.

All motions were unanimously carried.

ITEM A: ATTACHMENT #1 (NORTH COVE)

Mrs. Folsom moved to approve; motion seconded by Mr. Monte and carried by a vote of three to two. (Mrs. Ranelli and Mr. McSweegan opposed.)

ATTACHMENT #2 (RIVERFRONT)

Mrs. Ranelli moved to approve; seconded by Mr. McSweegan and unanimously carried.

ATTACHMENT #3 (FERRY POINT/HYDES CREEK)

Mr. McSweegan moved to eliminate Mr. Sapia's property from the proposed zone changes and have it come in as a separate zone change, the same as Mr. Gardella's property. Motion seconded by Mrs. Ranelli.

Mrs. Folsom didn't think we should do that since the Planner had proposed changing it to Marine Commercial (changed later to Marine Commercial Limited to make it more restrictive) and he had no knowledge of who owned the property. Mr. McSweegan stated that the Planner had stated that this should be developed the same as Anchorage Lane and he thinks that maybe it should be the same zone.

Mr. McSweegan and Mrs. Ranelli voted in favor; Mrs. Folsom and Mr. Monte against; Mrs. Pedinelli abstained and the motion did not carry. Discussion continued and Mr. McSweegan stated that he felt Mr. Sapia's property should be treated the same as Mr. Gardella's even though Mr. Gardella's property had not been included in the changes suggested by Mr. Brown. Mr. McSweegan then moved to approve Attachment #3 excluding the proposed Marine Commercial Limited Zone on Ferry Road. Motion seconded by Mrs. Ranelli. Motion carried three to two. Mr. McSweegan, Mrs. Ranelli and Mrs. Pedinelli in favor; Mrs. Folsom and Mr. Monte opposed).

All amendments will be effective September 21, 1983.  
Copy of amendments will be sent to Gateway.

ZONING  
DEPT REPORTZONING DEPARTMENT REPORT

Mr. Kozey was present to obtain approval to construct a small building behind his market. There were no objections.

MINUTESAPPROVAL OF MINUTES

Upon a motion made by Mrs. Pedinelli and seconded by Mr. Monte, the minutes of the meeting of August 1, 1983 were approved as submitted.

CORRES-  
PONDENCECORRESPONDENCE

8/15/83: From Conn. Fund for the Environment asking that they be notified of any applications for the Lynde Point area. (Answered by Mr. Walsh - Lynde Point is within Fenwick's jurisdiction.

7/15/83: From DEP, copy of letter to Summerwood approving their application to conduct regulated activities within tidal wetlands.

8/9/83: From Attorney Kinsley, Memo of Decision on appeal brought by Walter Paseika and others against ZBA and Mr. Walsh. Decision upheld by Judge.

9/2/83: Copy of letter from Mr. Walsh to Paul DiLoreto re "scenic overlook".