

Giants Neck Beach Association Regular Zoning Commission Meeting  
June 11, 2021

Present: Gerard van Noordennen  
Jim Lafond  
Jim Horton  
Ken Hotarek, Alternate  
Jeff Scull

Also Present: Peter Springsteel  
William F. Young  
Andrew Young  
Peter Guarino  
Page Heslin and Trip Hartigan

**Call to Order.** Chairman van Noordennen called the Giants Neck Beach Association Zoning Commission Meeting of June 11, 2021 to order at 6:54 p.m.

1. **Seat alternates, if needed.** A quorum was established. Ken Hotarek was seated.
2. **Approval of previous minutes.**

Mr. van Noordennen asked for additions, deletions or corrections to the March 12, 2021 Special Meeting Minutes of the Giants Neck Beach Association Zoning Commission.

**MOTION (1): Jim Lafond moved to approve the March 12, 2021 Special Meeting Minutes of the Giants Neck Beach Association Zoning Commission. Mr. Horton abstained from voting. Seconded by Mr. Hotarek. (4-0-1) Motion carried.**

4. **Review, discuss and take action on the following application:**

a) **Young Residence – 41 South Lee Road – Add 500-gallon propane tank, generator and central A/C.** Mr. Springsteel reported the Youngs new house is near completion and they wish to add a 500-gallon propane tank, generator and central A/C. Mr. Springsteel informed the Commission the lot is very wide. He referred to page 11, item 4 of the Giants Neck Beach Association Zoning Regulations. He stated this yard has a side yard facing the railroad. They wish to put the tank facing the railroad using a 6' setback which would put the tank out of their neighbors' view. Mr. Hotarek asked if the tank would be buried? Mr. Springsteel informed him it would not. Mr. Lafond was informed state regulations requires 10' separation from the house to the edge of the tank. Mr. Hotarek asked if the Town of East Lyme has approved the tank's proposed location? Mr. Springsteel stated it is 14' from the workshop and 6' away from the property line. Mr. Scull stated the intent of the location is to keep the tank out of site as much as possible. He felt the proposed location is probably the best place for it. Mr. Lafond stated he needed the town to clarify the distance required from the railroad tracks. Mr. Young stated the center line of the track is 50' away. Mr. Young stated the propane tank location has been approved by the Building Inspector of the Town of East Lyme subject to GNBA Zoning Commission approval. Mr. Horton felt the proposed tank location would violate the side yard setback. Mr. Springsteel stated the generator and

A/C condenser unit are 14'8" from the rear yard lot line in compliance with the zoning regulations. Mr. Springsteel agreed to discuss another location and requested time for the applicants to discuss other possibilities. The Commission members agreed and would continue the hearing after the second application.

After the break, Mr. Young informed the Commission there was much ledge on his property. Mr. Young stated originally the proposed location was a separate lot and the lots are now merged together. Mr. Springsteel suggested eliminating the parking area which is 50 square feet. Mr. van Noordennen felt you can put it anywhere inside the allowed setbacks and provide the Commission an as-built drawing as to the final location.

**MOTION (2): Mr. Hotarek moved to approve the application for the Young residence at 41 South Lee Road, as amended for a propane tank (above or below grade) shall be located within the conforming setbacks. An as-built shall be provided to the Zoning Commission and the Town of East Lyme Building Department for their records. Seconded by Mr. Scull. (5-0) Unanimous.**

**b.) Heslin-Hartigan Residence –3 Point Road –Add 500-gallon propane tank.** Ms. Heslin reported at the present time we have a smaller tank that is in the side yard next to our neighbor. We wish to bury the 500-gallon propane tank underneath between the garage and the auxiliary building. It will be 14' from the front yard setback of 10' and 12' from the garage and auxiliary building. The above ground cover is 16" in diameter.

**MOTION (3): Mr. Lafond moved to approve the application for the Heslin-Hartigan residence to add a 500-gallon in ground propane tank. Seconded by Mr. Scull. (5-0) Unanimous**

**5. Report from Zoning Enforcement Officer.**

**a.)** Current construction activities. Since there is a lumber shortage it may not be the fault of the homeowner to go beyond a year's time allowed by the permit. Mr. Lafond suggested that the time be extended to 18 months. The other members agreed that the fee to extend the zoning permit for an additional year should be collected 18 months from initial approval.

**b.)** Complaints. -The landscaper at the Adams house was working after 6 p.m. He was told he can only work until 5 p.m. and he immediately complied.

**6. Report of any correspondence.** There was no new correspondence received.

**7. Other items which may come before the Commission.** – Mr. van Noordennen informed the Commission that the Giants Neck Beach Association Zoning Regulations are twenty years old and need to be updated. It was agreed a special meeting will be scheduled in the Fall to focus on updating the zoning regulations.

**8. Adjournment.**

**MOTION (4): Mr. Scull moved to adjourn the Giants Neck Beach Association  
Zoning Commission Meeting of June 11, 2021 at 8:10 p.m.  
Seconded by Mr. Hotarek. (5-0) Unanimous**

Respectfully submitted,

Frances Gheri, Recording Secretary