

**Giants Neck Beach Association
Zoning Commission Special Meeting Minutes
Friday, September 16, 2022**

Present: Gerry van Noordennen, Jim Lafond, Marilyn Christopher, Rich Corona and Ken Hotarek, alternates

Absent: Jim Horton and Ernie Aniballe

Also Attending: Eric and Karen Davison and Peter Powers

1) Call to order

Chairman van Noordennen called the meeting to order at 6:46 p.m.

2) Seat alternates, if needed

MOTION (1): Mr. Lafond moved to seat Rich Corona and Ken Hotarek. Seconded by Ms. Christopher. (5-0) Unanimous.

3) Approval of August 10, 2022 Giants Neck Beach Association Zoning Commission minutes.

MOTION (1): Mr. Corona moved to approve the August 10, 2022 Meeting Minutes, as presented. Seconded by Mr. Lafond. Messrs. Corona and Hotarek abstained from voting. (3-0-2) Approved.

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

- a) **Cameron Residence – 14 South Lee Road – Add 500-gallon propane tank and A/C units.**
Mr. Powers reported the inside is being redone. The Camerons wish to add a 500-gallon underground propane tank and A/C units.

Mr. van Noordennen stated the rear and side yard setbacks for the lot size of 120' X 100' are 18' for the side yard and 6' for the rear yard. Mr. van Noordennen asked if the air handler shown inside the side yard setback could be placed in the back of the house? Mr. Powers replied it could. Mr. Powers stated the air handlers are low to the ground and will be placed below the window. The revised location of the air handler unit behind the home outside of the 18' side yard setback is shown on the lot plan drawing. The second air handling unit and proposed generator in the rear yard conformed to the setback requirements. The 500-gallon underground tank in the rear yard will be located outside of the rear and side yard setbacks.

MOTION (2): Mr. Corona moved to approve the application for 14 South Lee Road to add a 500-gallon propane tank and AC units, as presented in the revised drawings. Seconded by Ms. Christopher. (5-0) Unanimous.

- b) **Davison Residence – 3 South Bridebrook Road –Replace existing home with new home.**

Mr. Davison reviewed the revised drawings with the Commission. He reported the front entrance has been pulled back all within the front yard setback. Mr. Lafond asked why the new home is located at an angle to the street? Mr. Davison replied the lot is at an angle. The existing house is non-conforming and has a shed. A new pool is included in the lot coverage and the existing shed will remain. There is primary parking for the cars and gravel parking for a boat. Mr. Davison added the corner lot has 20' setbacks on two sides. The new, home, pool and shed lot coverage is 28.3% which is less than the 30% limit. Mr. Lafond stated you are taking away many trees. Mr. Davison stated unfortunately that is true. We plan to put in a few smaller trees. The new home height meets the 28' height limit. The proposed design meets the front, side and rear yard setbacks.

MOTION (3): Mr. Lafond moved to approve the application for 3 South Bridebrook Road .as presented in the revised drawings to replace the existing home with a new home. Seconded by Mr. Hotarek. (5-0) Unanimous.

5. Report from Zoning Enforcement Officer

a) **Current construction activities.** Mr. van Noordennen stated he has received no complaints since last month.

Mr. van Noordennen reported yesterday he received a call from the East Lyme Building Official regarding 2 Point Road installation of an underground propane tank. Mr. van Noordennen determined after the meeting that the homeowners had previously received GNBA Zoning Commission approval to install the underground tank.

6. Report of any correspondence

a) None.

7. Other items which may come before the Commission.

8. Adjournment

MOTION (4): Mr. Hotarek moved to adjourn the Giants Neck Beach Association Zoning Commission Meeting of September 16, 2022 at 7:30 p.m. Seconded by Mr. Corona. (5-0) Unanimous.

Respectfully Submitted

Frances Gheri
Recording Secretary