

Giants Neck Beach Association Zoning Commission Meeting
October 9, 2020

Present: Gerry van Noordennen
 Jeff Scull
 Jim Lafond
 Tom Fox
 Jim Horton

Also Present: Matthew Ranelli
 Ashley Ranelli
 John Ranelli

1. **Call to Order.** Chairman van Noordennen called the Giants Neck Beach Association Zoning Commission Meeting of October 9, 2020 to order at 5:59 p.m.
2. **Seat alternates, if needed.** A quorum was established.
3. **Approval of previous minutes.** Chairman van Noordennen asked for a review and vote on the August 27, 2020 meeting minutes.

MOTION (1): Mr. Lafond moved to approve the August 27, 2020 Giants Neck Beach Association Zoning Special Meeting Minutes, as presented. Seconded by Mr. Scull. (4-0-1) Mr. Horton abstained from voting. Motion carried.

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

- a.) **Ranelli Residence – 225 Giants Neck Road – Extend wall, add parking.** Matthew Ranelli gave Commission members a sketch of the stonewall and photos. The sketch showed the stonewall layout and area. They wish to put in cobblestone and allow for more parking. The plantings will remain. He informed the Commission they would like to continue the existing wall and taper it down to zero. It will be lower than the existing wall and join the existing wall. The cobblestone will give support to parked cars. The same material will be used as on the existing wall. Laurie Ranelli supports this plan. There will be plantings in the front and side.

Mr. Horton asked if fill will need to be brought in? Mr. Ranelli replied the fill that will be removed to install the cobblestone will be used.

Mr. van Noordennen reported originally this was for parking space but because of the wall we need to review it. Mr. Ranelli stated we have minimized the wall.

Mr. Fox asked where will the contractors park their vehicles? Mr. Ranelli replied we have driveways they can park in. Mr. van Noordennen asked Mr. Ranelli to inform the contractors that the road needs to be cleared of vehicles especially for school busses.

Mr. Ranelli informed them he anticipates a Bobcat and truck to remove the dirt would be required.

MOTION (2): Mr. Lafond moved to approve the application from the Ranellis to extend the stonewall and add parking at 225 Giants Neck Road. Seconded by Mr. Horton. (5-0) Unanimous.

5. Report from Zoning Enforcement Officer.

- a.) Current construction activities. Mr. van Noordennen informed the Commission that construction is progressing at 216 Giants Neck Road.
- b.) Complaints. Mr. van Noordennen informed the Commission that the East Lyme Highway Department did not approve the location of the proposed driveway at 41 South Lee Road for the new home. The proposed driveway will now enter the property from the side of the asphalt pavement versus the end of the pavement.

6. Report of any correspondence. No new correspondence was received.

7. Other items which may come before the Commission. There was no discussion on this matter.

8. Adjournment.

MOTION (3): Mr. Lafond moved to adjourn the Giants Neck Beach Association Zoning Commission Meeting of October 8, 2020 at 6:24 p.m. Seconded by Mr. Scull. (5-0) Unanimous

Respectfully submitted,

Frances Gheri, Recording Secretary