

**GIANTS NECK BEACH ASSOCIATION
ZONING COMMISSION
SPECIAL MEETING MINUTES
AUGUST 12, 2013**

Members Present:

Gerry Van Noordennen, Chair
Jim Lafond
Jeff Scull
Thomas Fox
Ken Hotarek - Alternate

Also Present:

Ashley Ranelli
Michael McKinley
John Chapman

1. Call to Order

Mr. Van Noordennen called the Special Giants Neck Beach Zoning Commission Meeting of August 12, 2013 to order at the Helen Lena Clubhouse, 31 West Pattagansett Road, at 6:50 p.m.

2. Seat Alternates, if needed

Ken Hotarek was seated as an alternate for Karen Beebe

3. Approval of Previous Minutes

Mr. Van Noordennen asked if there were any comments or corrections to the Giants Neck Beach Association Zoning Commission Meeting Minutes of June 20, 2013. There were none.

MOTION (1): Jeff Scull moved to approve the Giants Neck Beach Association Zoning Commission Meeting of June 20, 2013, as presented. Seconded by Thomas Fox. Messrs. Fox and Hotarek abstained from voting. (3-0-2) Motion Carried.

4. Review, discuss and take action on the following applications submitted:

a) Ranelli Residence, 225 Giants Neck Road (Replace existing home with new home and new storage shed.) Ms. Ranelli informed the Commission that their current home is in need of serious repairs, and they have decided to replace it. They have joined 225 Giants Neck Road and 227 Giants Neck Road into one lot and it is now

225 Giants Neck Road. It has been recorded on the deed. The survey has been redone to reflect that, and we have asked Mr. McKinley, an architect, to draw up a house plan.

Mr. McKinley reported we had to determine whether or not we could reuse the building. The basement floor level was non-conforming to current FEMA 100-year flood levels. Mr. and Mrs. Ranelli want a new house that will accommodate their extended families. The plan is for a new house with the design conforming to current FEMA flood levels including rebuilding the seawall. The design is for a 27' two-story gambrel roof shape. In this plan the garage is on the street side. The house plans show the layout of the floors. The second floor has two bedrooms and above the garage is an additional bedroom and bath. Presently they have a summer cottage with no garage. An A-2 survey has been done. The plan has been reviewed with the East Lyme Building Official Joseph Smith.

Mr. Van Noordennen asked if this drawing is the same as what has been submitted? Mr. McKinley stated it was. He felt it is conforming to GNBA zoning requirements, because the lot coverage is less than 30% and the design meets the setback and height requirements. Mr. McKinley stated that we have satisfied the regulations, with one exception.

The current set of drawings submitted show the new house being located in proximity to the existing seawall. GNBA regulations set the minimum distance as twenty feet from the building wall to any seawall. This would be nonconforming if the seawall is rebuilt in the current location. We will need to redesign the seawall and the contractor Docko has submitted a new seawall design to us. Mr. McKinley has created another drawing of the seawall that will bring the home into conformance with the 20 foot setback. Mr. Scull stated the wall in front of the neighbor is further down towards the water. Mr. McKinley informed him one strategy would be to align the new seawall with the neighbor's wall and work off that. In doing so it gives more conformity to the regulations. A few feet of the beach would be lost in order to satisfy the twenty foot requirement.

In discussion on the application, the Zoning Commission members pointed out that the 20 foot setback to the seawall has been interpreted as applying to the main house and not an accessory structure such as a porch or deck. A review of other recent applications adjoining the beach or waterfront confirmed this interpretation. Mr. McKinley stated that the main house was at least 20 feet from the existing seawall and they would modify the porch to meet the 10 foot requirement.

MOTION (2): **Mr. Scull moved to accept the revised proposal for 225 Giants Neck Road to replace the existing home with a new home and a new storage shed with the dwelling being at least twenty feet from the seawall and the porch at least ten feet from the seawall. Seconded by Mr. Lafond. (5-0) Unanimous.**

b) Chapman Residence, 6 Ridgewood Road (revise existing building plans to add an outdoor shower, central air conditioning and propane tanks)

Mr. Chapman informed the Commission that he wished to revise his existing building plans to add an outdoor shower under the northeast corner of the deck, and install central air conditioning and two propane tanks in the back yard without encroaching on the rear and side yard setbacks. The proposed additions meet the zoning requirements for lot coverage and setbacks.

MOTION (3): Mr. Fox moved to accept the changes for 6 Ridgewood Road, as presented. Seconded by Mr. Scull. (5-0) Unanimous.

5. Report from Zoning Enforcement Officer. Mr. Van Noordennen reviewed the following applications with the homeowners and approved all three.

a.i) Lafond Residence, 18 Ridgewood Road (add outdoor shower)

a.ii) Grifferty Residence, 23 Brockett Road (add central air conditioning)

a.ii) Horton Residence, 31 Brockett Road (add propane generator)

Mr. Van Noordennen reported he will meet with the Holloway's at 258 Giants Neck Road who wish to install air-conditioning in a pending application..

b.) Enforcement - Reminded contractors not to park in the street at two sites.

Mr. Van Noordennen reminded contractors not to park in the road.

c.) Complaint received of unauthorized apartment--Site inspection and meeting with homeowners.

Mr. Van Noordennen found no basis for the complaint after meeting with the homeowners and touring the property.

6. Report of any Correspondence.

Mr. Van Noordennen reported two building permits were issued for Giants Neck Beach residences since the last meeting. .

7. Other Items Which May Come Before the Commission.

There was nothing new to report.

8. Adjournment.

**MOTION (4): Mr. Scull moved to adjourn the
August 12, 2013 Giants Neck Beach
Association Zoning Commission
Special Meeting at 8:00 p.m.
Seconded by Mr. Fox. (5-0) Unanimous.**

Respectfully submitted,

Frances Gheri
Recording Secretary