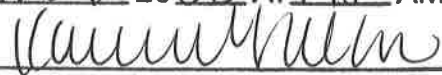


**PUBLIC HEARING
CRESCENT BEACH ASSOCIATION ZONING BOARD OF APPEALS
CRESCENT BEACH CENTER
37 BAYVIEW AVENUE
NIANTIC, CT
APRIL 12, 2022
6:30PM
MINUTES**

- I. Public hearing called to order by Chip Flanagan at 6:30pm
- II. Roll Call
Regular members present: T. Flanagan, P. Byrnes, P. Bryan, J. Pasquale (by video phone)
Alternates Present: .T. Deshefy-Longhi, D. Beachy
Absent: S. Osso, D. Petrillo
- III. Determination of Quorum (seating of alternates as necessary): Four regular members present in person; T. Deshefy-Longhi, D. Beachy alternates seated.
- IV. Approval of Agenda: Moved P. Bryan, second P. Byrnes - MMC
- V. New Business
- Appeal #22-01 for variance by Peter and Marcy Coombs, applicant, for property located at 19 Terrace Avenue, Niantic, CT 06357, Assessor's Map No. 08.1, Lot Number 189-1, of Sections 2.4, 2.4.4, 2.4.3, 1.18 of the Crescent Beach Association Zoning Regulations.
- a. Initial denial of the ZEO as to whether the lot is a corner lot as defined by the CBA Zoning Regulations Section 1.18 was discussed and materials brought forth demonstrating that the lot does meet the requirements to be defined as a corner lot.
- b. Matt Greene, attorney for applicants, and Wayne Garrick, architect, presented the proposed project with accompanying maps and project plans. The ZBA members discussed the uniqueness of the parcel and the proposal as relates to setback requirements.
- VI. Public Input - none
- VII. The public hearing was adjourned at 6:55pm: Moved by P. Bryan, seconded by P. Byrnes – MMC

Attest:
Pamela J. Byrnes, Secretary

FILED

April 29 2022 AT 1:45 AM/PM

EAST LYME TOWN CLERK