ZONING COMMISSION

NOANK FIRE DISTRICT

10 WARD AVE NOANK, CT 06340

Minutes of the Regular Meeting

Date: June 17, 2025

A link to the recording of the meeting: 2025-06-17 NZC Regular Meeting.MP3

Call to Order: Rick Smith called the meeting to order at 7:00 PM.

Members Present: Beth Steele, Stan White (alternate), Chairperson Rick Smith, Steve Pendery (alternate), and Blake Powell. Others: Ellen Brown, recording secretary

Roll call was read.

Chairman's Remarks: 1.) At a meeting regarding Mouse Island zoning, Groton has prohibition for STR's on Mouse Island. 2.) Comment regarding the housing bill which has not been signed by the Governor. The bill contains limitations regarding restrictions on off street parking for multi family units.3.) Recognition of Commissioner Steele's hard work, wise counsel and good judgement during her time on the Commission including being a Chair and vice Chair during her tenure.

Public Comment on non agenda items: Rick Carroll, 21 Nobel Ave, Jean Clark, 17 Nobel Ave wanted to comment on the pending application. Bob Acakvina, 49 Prospect Hill commented on the FEMA requirements for Mouse Island.

New Business: None

Old Business : 1.Application of Kristian Nyman and Jay Mariano for a Coastal Site Plan Review re: Spicer's Marina at 75 Marsh Road (aka 93 Marsh Road) to create a temporary seasonal outdoor picnic area as an amenity for the marina facility.

Bill Bayne of Docko Inc, represented the applicant and made a presentation regarding the plan, noting new parking spaces would be created to be in compliance with zoning parking requirements, seating within 50 ft of restrooms and no utility work will be required.

Following Commissioners inquires to the representative of the applicant, comments from the ZEO and discussion Comm'r Steele moved and Comm'r Pendery 2nd that the application of Kristian Nyman and Jay Mariano, for the property of Spicer's Marina at 93 Marsh Road (aka 75 Marsh Road), for approval of a Municipal Coastal Site Plan to allow the creation of a picnic table area within the confines of the marina parking lot, be approved with **conditions** because it meets

the criteria set forth in Section 15.1 of the Zoning Regulations for the Noank Fire District and is not inconsistent with the provisions of Sections 22a-92 or 22a-106 of the Connecticut General Statutes.

Specifically, the proposed activity will not:

1. Adversely impact the rights of adjacent property owners or the ability of the land and water resources to support development, preservation or use without significantly disrupting either the natural environment or sound economic growth;
2. Affect coastal resources;
3. Affect water dependent uses and facilities;
4. Create conflicts between competing uses of the coastal zone;
5. Create increased potential impacts due to rising sea levels;
6. Affect public access to Long Island Sound;
7. Affect research in coastal waters
8. Affect the coordination of public agency planning and coordination; and
9. Affect planning for facilities and resources that are in the National interest.

Conditions:

1. The picnic tables located on the marina grounds shall not be used as an accessory use to the Black & Blue restaurant or any other restaurant on the marina premises nor be used to expand any such restaurant's operation without a specific review and approval of a separate permit application to do so. Specifically, there shall be no table wait service and no ordering or serving of alcoholic beverages or food in the picnic area;
2. The provision of additional required parking spaces shall be as indicated on the applicant's coastal site plan, as required by the Noank Zoning Regulations and as specified by the Zoning Enforcement Officer and/or by vote of the Zoning Commission;
3. No additional exterior lighting is authorized or allowed;
4. No amplified music is authorized or allowed but the use of personal music devices is not prohibited;
5. The location of trash and recyclable containers shall be located within 30 feet of the seasonal seating area, shall be of a barrel-type (55 gallons or less) covered trash containers and not commercial hauler-type dumpsters, and shall be emptied daily;
6. Months of Use: April 1st-October 31st.
7. Time of Day Restriction: Use only from 10:00 am until sunset.
8. There shall be no new structure (permanent or temporary)constructed under authorization of this permit whether a snack bar or for any other purpose.
9. Applicant to submit a revised site plan omitting any reference to a snack bar within 30 days.
10. Any umbrella shall be properly weighted and secured at all times

MOTION PASSED unanimously

2.Discussions of ways to communicate ongoing efforts to enhance opportunities for residential renting:

Consensus that the proposed narrative was sufficient and the chart will be included. Date of informal hearing to be agreed upon .

Approval of meeting minutes: May 27, 2025 minutes APPROVED without objection

Receipt of ZEO Report: May 2025 received

Adjournment Steele moved, Powell 2nd APPROVED

Respectfully submitted.

Ellen Brown, recording secretary