

TOWN OF EAST LYME

ZONING COMMISSION

FEBRUARY 6, 2014

REGULAR MEETING MINUTES

**Members Present:**

Marc Salerno, Chairman  
Terence Donovan  
Matthew Walker  
George McPherson  
Norm Peck  
James Liska, Alternate (Sat for Regular Meeting)  
William Dwyer, Alternate (Sat for Item #1)  
Peter Lukas, Alternate

FILED IN EAST LYME  
CONNECTICUT  
Feb 11 20 14 AT 9:30 AM PM  
Bryan D. Stevens ATC  
EAST LYME TOWN CLERK

**Members Absent:**

Matthew Kane

**Also Present:**

Bill Mulholland, Zoning Officer

Mr. Peck recused himself for Item 1 and Mr. Dwyer sat in his place for Item 1.

Mr. Liska was seated as a Regular Member due to Mr. Kane's absence.

1. **Continuation of the application of Cynthia Stevens, to amend the East Lyme Zoning Regulations Section 1.45a, Section 9.2.8, and Section 25.5 regarding pet daycare and board facilities.**

Chairman Salerno stated they do allow this type of business in some zones. He is concerned with putting it in a CB zone. They are promoting mixed uses downtown and they have recently approved 2 or 3 mixed use buildings. They want people to live there, this is similar to a 2008 application that was denied but this is in a denser area. There is a lot going on downtown, and dogs bark when they see and hear things. This would be good in a LI area. He would like this use in town but not downtown.

Mr. Dwyer agreed with Chairman Salerno, downtown is highly residential; he is not against the business but downtown is not the right area.

Mr. Walker stated this sounds like a great business model, he is concerned with the location. The Planning Commission also unanimously agreed this was inconsistent with the POCD.

Mr. Donovan stated if this was changed to LI and the setbacks were added he would be all for it.

Mr. Liska stated it seems like a good business plan, but this would be good in a different zone in town.

**Motion (1)** Mr. Donovan moved to deny the application of Cynthia Stevens, to amend the East Lyme Zoning Regulations Section 1.45a, Section 9.2.8, and Section 25.5 regarding pet daycare and boarding facilities.

Seconded by Mr. Walker.

Motion Passed 6-0.

This item will be published on February 13<sup>th</sup>.

Mr. Peck returned to his seat, and Mr. Dwyer stepped down.

**2. Approval of Minutes of January 16, 2014**

**Motion (2)** Mr. McPherson moved to approve the Public Hearing and Regular Meeting Minutes of January 16, 2014.

Seconded by Mr. Walker.

Motion Passed 5-0-1 (Mr. Liska abstained)

**OLD BUSINESS**

**1. Sign Subcommittee**

Mr. Walker stated they met tonight for a short time; they will meet again after the meeting on the 13<sup>th</sup>.

**2. Outdoor Dining Bars Subcommittee**

Mr. Donovan reviewed the changes that were made to the proposal. Mr. Mulholland will ask Jen to make the changes and they will address these changes again at the meeting on the 13<sup>th</sup>.

**3. Zoning Regulations Review**

Chairman Salerno stated they met last week, they haven't decided if they are going to be pushing the changes forward in the near future or if they are waiting until they are done.

**NEW BUSINESS**

**1. Application of Christopher Blanch, for a Special Permit for a Veterinary Clinic at 170 Flanders Road, Niantic, Connecticut.**

Chairman Salerno asked Mr. Mulholland to schedule a Public Hearing.

**2. Application of Lynnea and Axel Mahlke for Lymak Fitness LLC for a Special Permit for Indoor Recreation to expand the existing fitness club for adults into an adjacent space at 17 Liberty Way, Niantic, Connecticut.**

Chairman Salerno asked Mr. Mulholland to schedule a Public Hearing.

**3. Any business on the floor, if any, by the majority vote of the Commission**

There was no business on the floor.

**4. Zoning Official**

Gateway is clearing for the residential area and that is moving along. The next permit will be for the clubhouse. They are still working on the commercial component. The Boardwalk work should begin by April 1<sup>st</sup>, and the applicant for the buildings across from Henny Penny will be coming in for a Special Permit soon.

**5. Comments from Ex-Officio**

The ex-officio was not present.

**6. Comments from zoning board liaison to Planning Commission**

Mr. Dwyer stated the meeting was cancelled and he was not notified.

Chairman Salerno requested that when Planning is cancelled the whole Zoning Commission is notified, and if Zoning is cancelled the whole Planning Commission is notified.

**7. Comments from Chairman**

Chairman Salerno stated he attended the Regional Housing Alliance with Mr. Mulholland and Mr. Formica. They talked about regional housing needs; they did mention East Lyme as being a leader in incentive and affordable housing.

He would like the Outdoor Dining added to the meeting on the 13<sup>th</sup>'s Agenda, and he will be cancelling the meeting the week after.

**8. Adjournment**

**Motion (3) Mr. McPherson moved to adjourn the meeting at 9:01 p.m.**

**Seconded by Mr. Donovan.**

**Motion Passed 6-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**