

TOWN OF EAST LYME
ZONING COMMISSION
NOVEMBER 5, 2015
REGULAR MEETING MINUTES

Members Present:

Matthew Walker, Chairman
Terence Donovan
George McPherson
William Dwyer
James Liska, Alternate
Peter Lukas, Alternate

Members Absent:

Norm Peck
Matthew Kane
Shawn Singer, Alternate

Also Present:

Bill Mulholland, Zoning Officer
Mark Zamarka, Town Attorney
Holly Cheeseman, Ex-Officio

FILED IN EAST LYME
CONNECTICUT
NOV 12 20 15 AT 11:20 AM/PM
Allen Walker
EAST LYME TOWN CLERK

CALL TO ORDER

Chairman Walker called the meeting to order at 7:35 p.m.

Chairman Walker sat Mr. Liska and Mr. Lukas as Regular members for the meeting.

PLEDGE OF ALLEGIANCE

Chairman Walker led the assembly in the Pledge of Allegiance.

PUBLIC DELEGATIONS

There were no public delegations.

EXECUTIVE SESSION

Motion (1) Mr. McPherson moved to enter Executive Session to address pending litigation and invited Mr. Mulholland and Attorney Zamarka to join them.

Seconded by Mr. Dwyer.

Motion Passed 6-0.

Motion (2) Mr. Donovan moved to exit Executive Session with no action taken.

Seconded by Mr. McPherson.

Motion Passed 6-0.

REGULAR MEETING:

1. 2016 CALENDAR

Chairman Walker asked that the March 17th meeting be moved to March 24th.

Mr. McPherson asked that an amended copy be provided at the next meeting.

2. APPROVAL OF MINUTES OF OCTOBER 1, 2016

Mr. Donovan stated Exhibit F should have been called "Gateway School Impact Information from Leasing Agent" and should not be called Impact Study.

Motion (3) Mr. McPherson moved to approve the Public Hearing and Regular Meeting Minutes as amended.

Seconded by Mr. Dwyer.

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

OLD BUSINESS:

1. SUB-COMMITTEE MIXED USE IN CB ZONE

They have not met. They will begin to meet soon.

Mr. Donovan stated this involved the height of buildings along Main Street. To see if they overlooked anything. If we don't pay attention it won't take much to destroy the character of the Town.

Chairman Walker stated there is a lot of change downtown and we want to stay ahead of things.

Mr. Mulholland stated we have to be vigilant. There is a lot of interest in our Town.

NEW BUSINESS:

- 1. REQUEST OF KEITH B. NEILSEN, P.E., DOCKO, INC., FOR ALASTAIR JOHN HUNT AND PAULINE B. HUNT, OWNERS, FOR A COASTAL AREA MANAGEMENT REVIEW, TO ADD SUPPLEMENTAL STONE TO THE EXISTING STONY BEACH SHOREFRONT PROTECTION TO MINIMIZE EROSION OF THE PROPERTY ALONG THE WESTERLY SHORELINE EDGE AT PROPERTY IDENTIFIED IN THE APPLICATION AS 243 OLD BLACK POINT ROAD, NIAN TIC.**

Chairman Walker asked that this be scheduled for a Public Hearing.

2. ANY BUSINESS ON THE FLOOR, IF ANY BY THE MAJORITY VOTE OF THE COMMISSION

Motion (4) Mr. McPherson moved to put item 2A on the floor.

Seconded by Mr. Dwyer.

Motion Passed 6-0.

A. REQUEST OF THEODORE A. HARRIS, ESQ., FOR GATEWAY DEVELOPMENT/EAST LYME LLC FOR A SITE PLAN APPROVAL FOR THE INTERIM ACCESS TO THE COSTCO FACILITY TO BE LOCATED IN A PORTION OF THE GATEWAY PLANNED DEVELOPMENT DISTRICT.

Chairman Walker asked that this be scheduled for a Public Hearing.

3. ZONING OFFICIAL

Mr. Donovan asked that Commission Members be notified a little sooner on what items are going to be coming before them, so they can do their homework.

Mr. Mulholland stated he can let them know if he knows something is coming up.

Mr. Mulholland stated the Heritage building is done; they may come in for a third building. The new building downtown is almost done. Gateway is almost done. The Norwich Orthopedic Group building is moving along. There is a possible new high end restaurant interested in Town.

Mr. Donovan asked about Crest Ford.

Mr. Mulholland stated he sent them a letter the other day.

4. COMMENTS FROM EX-OFFICIO

Ms. Cheeseman stated the Board of Selectmen met last night. They authorized the First Selectman to extend the Dominion building lease with an option to opt out. They authorized the First Selectman to enter into a micro cell tower lease; they approved \$4000.00 to paint a former K9 vehicle white for Public Works. They approved up to \$7500 for a building department vehicle.

Mr. Donovan asked why Mr. Mulholland and Mr. Goeschel don't have a town vehicle for their use.

Ms. Cheeseman asked Public Works for a complete inventory of all vehicles. She was the only one to oppose the purchase of the vehicle. They authorized the First Selectman to enter into an agreement with New London for a regional purchase of a grapple truck. There will be a Siting Council meeting on December 15th for a cell tower east of the Orchards. The First Selectman has asked the Town Attorney to apply for intervenor status on that.

5. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION

Mr. Peck attended, but is absent tonight.

6. COMMENTS FROM CHAIRMAN

Chairman Walker congratulated Mr. Dwyer, Mr. McPherson and Mr. Donovan on their elections.

7. ADJOURNMENT

Motion (5) Mr. McPherson moved to adjourn the meeting at 8:20 p.m.

Seconded by Mr. Dwyer.

Motion Passed 6-0.

Respectfully Submitted,



Karen Miller Galbo

Recording Secretary