

**TOWN OF EAST LYME**  
**ZONING COMMISSION**  
**JANUARY 7, 2016**  
**REGULAR MEETING MINUTES**

**Members Present:**

**George McPherson**  
**John Manning**  
**Terence Donovan**  
**Norm Peck**  
**William Dwyer**  
**Peter Lukas, Alternate (Sat for Meeting)**  
**David McIlhenney, Alternate (Did not Sit)**

FILED IN EAST LYME  
CONNECTICUT  
Jan 11 2016 AT 1:35 AM/PM  
*William Dwyer*  
EAST LYME TOWN CLERK

**Also Present:**

**Bill Mulholland**  
**Anthony Arias, Planning Representative**  
**Bill Scheer, Deputy Director of Public Works**

**Members Absent:**

**Matthew Walker, Chairman**  
**James Liska, Alternate**

**1. CALL TO ORDER**

Mr. McPherson, Acting Chairman in Mr. Walker's absence called the meeting to order at 7:30 p.m.

**2. PLEDGE OF ALLEGIANCE**

Mr. McPherson led the assembly in the Pledge of Allegiance.

Mr. McPherson sat Mr. Lukas as a regular member for the meeting.

**3. PUBLIC DELEGATIONS**

There were no public delegations

**REGULAR MEETING**

**1. REQUEST OF THE TOWN OF EAST LYME FOR A REVISED SITE PLAN FOR 8 CAPITOL DRIVE TO ADD THE LIGHTING PLAN TO THE ALREADY APPROVED SITE PLAN FOR THE TOWN OF EAST LYME SALT DOME/FUELING FACILITY**

Bill Scheer, Deputy Director of Public Works stated the Town applied for the Salt Dome about 6 to 8 months ago. They had not put lighting on the site plan. The lights they are proposing are full cutoff

street lights. There are also three proposed flood lights, to be used only when there is night work. The Dome is not in the Aquifer Protection Zone. There will be two flood lights on the door and one on the existing building. They project out into the lot, and are angled downward. The fueling facility lights will be in the canopy and will be down lighting.

Mr. Mulholland stated one light will be set up so when they are dumping the salt into trucks they can see in the trucks.

Mr. Dwyer asked if there are any residential properties nearby.

Mr. Donovan stated there are not.

**Motion (1)** Mr. Donovan moved to approve the request of the Town of East Lyme for a revised site plan for 8 Capitol Drive to add the lighting plan to the already approved site plan for the Town of East Lyme Salt Dome/Fueling Facility.

**Seconded by Mr. Dwyer.**

**Motion Passed 6-0.**

## **2. 2016/2017 FISCAL YEAR ZONING BUDGET**

Mr. Mulholland reviewed the proposed budget. It came in with a zero increase. Salaries are set by the Board of Selectmen.

**Motion (2)** Mr. Peck moved to approve the 2016/2017 Zoning Budget as presented.

**Seconded by Mr. Dwyer.**

**Motion Passed 6-0.**

## **3. ZONING COMMISSION LIAISON TO PLANNING SCHEDULE 2016**

Mr. Singer is no longer on the Commission. All assignments should be moved up the list and Mr. Liska will be assigned the December 6, 2016 meeting.

**Motion (3)** Mr. Donovan moved to approve the Zoning Commission Liaison to Planning Schedule 2016 as amended.

**Seconded by Mr. Manning**

**Motion Passed 6-0.**

## **4. APPROVAL OF MINUTES OF DECEMBER 10, 2015**

**Motion (4)** Mr. Donovan moved to approve the December 10, 2015 Minutes as presented.

**Seconded by Mr. Peck.**

**Motion Passed 5-0-1 (Mr. Manning abstained)**

**OLD BUSINESS**

**1. SUB-COMMITTEE MIXED USE IN CB ZONE**

Mr. Mulholland suggested they schedule a meeting prior to the next meeting on January 21<sup>st</sup>, at 7:00 p.m.

Mr. Peck didn't think a half hour will be enough time.

Mr. Mulholland stated he will send out an email to schedule a meeting on a Monday.

**NEW BUSINESS**

- 1. APPLICATION OF THEODORE A. HARRIS, AGENT FOR 283 BPR, LLC FOR A SPECIAL PERMIT FOR MIXED USE, CA, SECTION 8.2.2 AND 25.5 AT PROPERTY IDENTIFIED IN THE APPLICATION AS 283 BOSTON POST ROAD AND PATTAGANSETT DRIVE, EAST LYME ASSESSOR'S MAP 30.1, LOT 60.**

Mr. McPherson asked Mr. Mulholland to schedule this item.

- 2. APPLICATION OF EDWARD M. CASSELLA FOR PAULINE LORD AND WHITE GATE FARM, FOR A TEXT AMENDMENT TO ALLOW FARM EVENTS AS AN ACCESSORY USE TO PROPERTY WITH PRINCIPAL AGRICULTURAL OR FARM USE, ADDING A NEW FARM EVENT DEFINITION, ADDING FARM EVENTS AS A SPECIAL USE IN RU-40 AND CONTROLS IN SECTION 25; AS WELL AS AN AMENDMENT TO THE BED AND BREAKFAST REGULATIONS TO ALLOW A BED AND BREAKFAST TO BE OPERATED BY A DESIGNATED MANAGER RESIDING ON THE PROPERTY, WITH AN AMENDED DEFINITION AND SPECIAL PERMIT CONTROLS.**

Mr. McPherson asked Mr. Mulholland to schedule this item.

- 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**

Mr. Mulholland stated he received a brief from the Town Attorney on the JAG appeal.

Gateway is looking for the last CO for their residential building. The next step will be Costco. He anticipates that application anytime. Norwich Orthopedic Group is coming together; they are running a great site. They will be meeting next week to discuss signage. The Town has requested to be included in meetings relevant to the Exit 74/95 project. He has been visited by someone who wants to open an antique store on Main Street.

**5. COMMENTS FROM THE EX-OFFICIO**

The Ex-Officio was not present.

**6. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION**

There was no meeting on November 17<sup>th</sup>, and Chairman Walker is not here to report on the meeting he attended.

**7. COMMENTS FROM CHAIRMAN**

Mr. McPherson had no comments.

**8. ADJOURNMENT**

**Motion (5) Mr. Manning moved to adjourn the meeting at 8:00 p.m.**

**Seconded by Mr. Lukas.**

**Motion Passed 6-0.**

**Respectfully Submitted,**

**Karen Miller Galbo  
Recording Secretary**