

TOWN OF EAST LYME
ZONING COMMISSION
JUNE 16, 2016
REGULAR MEETING MINUTES

Members Present:

Matthew Walker, Chairman
William Dwyer
Terence Donovan
John Manning
Norm Peck
George McPherson
James Liska, Alternate - Arrived at 7:50 p.m. (Did Not Sit)
David McIlhenney, Alternate (Did Not Sit)

Members Absent:

Peter Lukas, Alternate

Also Present:

Bill Mulholland, Zoning Officer
Rose Ann Hardy, Ex-Officio

FILED
June 22 2016 8:00 @ 8:00 PM
Karen Galtm, etc
EAST LYME TOWN CLERK

CALL TO ORDER

Chairman Walker called the meeting to order at 7:32 p.m.

PLEDGE OF ALLEGIANCE

Chairman Walker led the assembly in the Pledge of Allegiance.

PUBLIC DELEGATIONS

There were no public delegations.

1. **APPLICATION OF DOCKO, INC, KEITH NEILSON, AGENT FOR MARK AND TAMARA LEVINE, OWNERS, FOR A COASTAL AREA MANAGEMENT REVIEW FOR A 8 X 12 DOCK LANDING PLATFORM, LANDWARD OF THE COASTAL JURISDICTION LINE, LANDWARD OF A SLOPED PIER, AT PROPERTY IDENTIFIED IN THE APPLICATION AS 36 BISHOPS BAY ROAD.**

Mr. Mulholland stated he had discussions with Mr. Neilson as to whether or not this would be exempt, but they are staying on the conservative side and thought he should come before the Commission.

Mr. Neilson stated this is a small project; they have obtained a DEEP permit for the dock system. When they were in the final stages of obtaining the DEEP permit Mr. Levine lost some agility due to an accident. They changed it to a level landing float and that section is about even with the patio. It is

landward of the coastal jurisdiction line. The level landing ties in at the same elevation as the patio. This is for the convenience of Mr. Levine. This will not adversely affect any resources. It will not change the drainage. The original permit was for a level pier with up and over stairs for public access. Those stairs are not needed now.

Chairman Walker asked if the armored bank will stay as is.

Mr. Neilson stated it will stay as is; they may have to move a stone to drive a pile.

Mr. Mulholland stated the dock is DEEP's jurisdiction.

Motion (1) Mr. Donovan moved to approve the application of Docko, Inc, Keith Neilson, Agent for Mark and Tamara Levine, owners, for a Coastal Area Management Review for a 8 x 12 dock landing platform, landward of the coastal jurisdiction line, landward of a sloped pier, at property identified in the application as 36 Bishops Bay Road.

Mr. Dwyer asked why they are looking at this.

Chairman Walker stated Mr. Mulholland thought they should review it.

Seconded by Mr. Peck.

Motion Passed 6-0.

Mr. Neilson submitted a drawing so they have what was approved in their file.

Chairman Walker marked that as Exhibit A.

Chairman Walker stated that does meet all policies and goals of the CAM Act.

2. APPROVAL OF MINUTES OF JUNE 2, 2016

Motion (2) Mr. McPherson moved to approve the Public Hearing and Regular Meeting Minutes of June 2, 2016.

Seconded by Mr. Peck.

Motion Passed 6-0.

OLD BUSINESS

1. SUB-COMMITTEE – MIXED USE IN CB ZONE

Mr. Peck stated they are meeting to address concerns regarding future large buildings in Niantic.

Mr. Mulholland stated they talked about traffic, size of buildings, height of buildings, lot coverage and parking. He has drafted something and will email it to the members.

2. SUB-COMMITTEE – OUTDOOR DINING SPECIAL PERMIT RENEWAL SIGNS

Mr. Mulholland read his proposal to the Commission. He will move this forward.

3. SUB-COMMITTEE – KEEPING BEES

Mr. Donovan stated he and Chairman Walker visited the Kalal farm, Cranberry Meadow. It is a beautiful property; it was a very informative visit. It was a nice follow up to the meeting they had. The State does have requirements for honey bees. Bill 231 goes into effect on July 1st. The Agri-Business Committee would like bee hives allowed in R-10.

Mr. Manning stated the State is producing best practices; they should adopt what the State leads with. He likes the idea of the Agri-Business Committee being involved to do self-policing. We also need to look at this from an R-10 perspective.

Mr. Mulholland stated it is important to have that discussion on whether it is appropriate for that zone. Pine Grove is an R-10. He thinks the sub-committee should meet again.

NEW BUSINESS

1. APPLICATION OF THE TOWN OF EAST LYME, FOR A COASTAL AREA MANAGEMENT REVIEW FOR A PROPOSED AMPITHEATER AT PROPERTY IDENTIFIED IN THE APPLICATION AS MCCOOK POINT PARK, 8 ATLANTIC STREET, NIAN TIC

Chairman Walker asked that this be scheduled for July 7th.

2. APPLICATION OF THE TOWN OF EAST LYME, FOR A SPECIAL PERMIT FOR A PROPOSED AMPITHEATER AT PROPERTY IDENTIFIED IN THE APPLICATION AS MCCOOK POINT PARK, 8 ATLANTIC STREET, NIAN TIC

Chairman Walker asked that this be scheduled for July 7th.

3. APPLICATION OF PAULINE LORD, OWNER, FOR WHITE GATE FARM, FOR A SPECIAL PERMIT FOR PROPOSED DINNERS AT THE FARM, PURSUANT TO SECTION 25.5 OF THE EAST LYME ZONING REGULATIONS, AT PROPERTY IDENTIFIED IN THE APPLICATION AS 83-89 UPPER PATTAGANSETT ROAD, EAST LYME

Mr. Mulholland asked that this be added off the floor.

Motion (3) Mr. Dwyer moved to add Item 3 to the Agenda.

Seconded by Mr. Donovan.

Motion Passed 6-0.

Chairman Walker asked that this be scheduled for July 7th.

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

Mr. Dwyer asked that we review political signs; he would like to change them to 45 days. He also asked about the Rustic Café, and if they permission for outdoor dining.

Mr. Mulholland stated there is a variance on the Rustic that is 30 years old to double the size of the building; he has told them they do not have permission for a patio or outdoor dining.

Mr. Dwyer stated he has heard complaints from the Cemetery Association about surveyors being on their property.

Mr. Mulholland stated surveyors can go anywhere when they are performing their duties.

Chairman Walker asked about the advertising on umbrellas at the Lyme Tavern.

Mr. Mulholland stated he will send them a letter.

5. ZONING OFFICIAL

Mr. Mulholland stated his office has been very busy.

6. COMMENTS FROM EX-OFFICIO

Ms. Hardy stated she was pleased to hear the discussion about the size of downtown buildings. It is nice to see people walking. She has heard businesses downtown voice their concerns about people not paying attention to the parking time limits. She has spoken to Mr. Nickerson about this. She discussed buffers around cemeteries. The Board of Selectmen met and heard a plea for emergency financing from the Fire Department for a pumper truck. They passed the Blight Ordinance and Mr. Mulholland is now the Blight Officer. Attorney Ron Stevens was appointed the Blight Hearing Officer. They also appointed Joe Smith as Building Official. She discussed the elementary school project.

Mr. Mulholland stated they need special permits for town buildings.

Ms. Hardy stated the referendum must take place by November 15th.

Mr. Donovan asked her about the gas station building.

Ms. Hardy said the Town has applied for a Grant, and they are waiting to hear.

Mr. Donovan asked about the electronic sign at the high school.

Ms. Hardy stated they didn't have enough money to install it.

7. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION

Mr. McIlhenney did not attend.

Chairman Walker stated we all need to make a better commitment to attend those meetings.

8. COMMENTS FROM CHAIRMAN

Chairman Walker had no comments.

Motion (4) Mr. McPherson moved to adjourn the meeting at 8:40 p.m.

Seconded by Mr. Dwyer.

Motion Passed 6-0.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Karen Miller Galbo".

**Karen Miller Galbo
Recording Secretary**