

EAST LYME ZONING COMMISSION
REGULAR MEETING MINUTES OF
NOVEMBER 3RD, 2016

PRESENT: Matt Walker, Chairman

Terence Donovan
John Manning
George McPherson
William Dwyer
James Liska, Alternate (Sat for Meeting)
David McIlhenney, Alternate (Did Not Sit)
Peter Lucas, Alternate (Did Not Sit)

FILED

Nov 7 2016 AT 9:14 AM/PM
William Mulholland
EAST LYME TOWN CLERK

ABSENT: Bill Mulholland, Zoning Officer

Norm Peck
Rose Ann Hardy, Ex-Officio

CALL TO ORDER:

Mr. Walker called the regular meeting to order at 7:32pm and led the Pledge.

Mr. Walker sat Mr. Liska as a regular member for the meeting.

PUBLIC DELEGATIONS:

There were no public delegations.

REGULAR MEETING:

1. Request of Keith B. Nielson, P.E., of Docko, Inc., for Mr. & Mrs. John Ranelli, Owner, for a Coastal Area Management Review for the re-construction of a stone groin, including new reinforced, cast concrete footing with geotextile wrapped crushed stone base, at 225 Giants Neck Road, Niantic, Connecticut, East Lyme Assessor's Map 4.10, Lot 7.

There was no discussion for this item; the Application has been modified and referred to DEEP for perusal.

2. Approval of Minutes- October 20th, 2016.

MOTION (2)

Mr. Liska moved to approve the October 20th, 2016 Minutes.

Mr. Donovan seconded the motion.

Motion passed 6-0.

OLD BUSINESS

1. SUB-COMMITTEE MIXED USE IN CB ZONE

Mr. Walker stated Mr. Mulholland is working on it.

NEW BUSINESS

- 1. Request of the Town of East Lyme Zoning Commission for a Text Amendment to delete from the East Lyme Zoning Regulations, Section 11.2.7 Convalescent Homes from Section 11 "LI Light Industrial District." Convalescent Homes are presently permitted by Special Permit.**

Mr. Dwyer suggested amending the language of the proposal; he is concerned about residences be permitted in the Light Industrial Zone. He added that in the case of a Convalescent Home, if you live there, eat there and sleep there it's a residence.

Mr. Donovan said the Commission can address the Convalescent Home aspect of the Amendment first.

Mr. Dwyer would like everything to be addressed at once.

Mr. Liska and Walker said any form of residence is inappropriate for the LI District.

Mr. Manning suggested obtaining guidance from the Town Attorney.

The Commission will consult Mr. Mulholland for clarification regarding this issue and suspend the conversation until the next meeting.

Mr. McPherson said LI issues should be an agenda item for the next meeting.

- 2. Application of Robert S. Foster (Old Orchard Farm) for a Text Amendment to amend Section 25 of the East Lyme Zoning Regulations to permit Farms of 5+ acres to obtain a Special Permit in order to conduct Farm Events and Agritourism Events (activities accessory to farm/agriculture use of the property.)**
- 3. ANY BUSINESS ON THE FLOOR, IF ANY BY THE MAJORITY VOTE OF THE COMMISSION**

The Commission will discuss the Light Industrial Zones at the next meeting.

Chairman Walker noted the letter received from Stop & Shop regarding the vegetative buffer and Mr. Donovan read the letter into the record.

The letter proposes that no more than one foot will be trimmed a year without the approval of the Zoning Official.

Mr. Walker said they had a consensus last time to have Mr. Mulholland handle this matter.

Mr. Donovan said he is fine with the letter but suggests that a height requirement be added.

Mr. Walker said that Mr. Peck also said he is fine with the letter.

Mr. Donovan said he is comfortable with whatever Mr. Mulholland decides.

4. ZONING OFFICIAL

Mr. Mulholland was not present.

5. COMMENTS FROM EX-OFFICIO

Ms. Hardy was not present.

Mr. Donovan said the Board of Selectmen approved an independent Police Department and that the Town received a Grant to change street lights into LED lights.

6. COMMENTS FROM ZONING BOARD LIASION TO PLANNING COMMISSION

Mr. McPherson was unable to attend the Planning Commission meeting. Mr. Dwire will be attending the Planning Commission meeting on November 15th, 2016.

7. COMMENTS FROM CHAIRMAN

Mr. Walker had nothing to report.

8. ADJOURMENT

MOTION (3)

Mr. McPherson moved to adjourn the meeting at 7:56pm.

Mr. Manning seconded the motion.

Motion passed 6-0.

Respectfully Submitted,



**Brooke Stevens,
Recording Secretary**