

FILED IN EAST LYME
CONNECTICUT
Feb 23, 2016 AT 9:30 AM PM
Lesley A. Blair
EAST LYME TOWN CLERK

TOWN OF EAST LYME

ZONING COMMISSION

FEBRUARY 18, 2016

REGULAR MEETING MINUTES

Members Present:

Matthew Walker, Chairman
Terence Donovan
John Manning
George McPherson
Norm Peck
James Liska, Alternate (Sat for Regular Meeting)

Members Absent:

William Dwyer
David McIlhenney, Alternate
Peter Lukas, Alternate

Also Present:

Bill Mulholland, Zoning Officer
Rose Ann Hardy, Ex-Officio
Rita Franco-Palazzo, Planning Representative

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

1. APPLICATION OF EDWARD M. CASSELLA, ESQ., FOR WHITE GATE FARM, FOR AN AMENDMENT TO THE EAST LYME ZONING REGULATIONS SECTION 1, SECTION 5.2.9 AND SECTION 25 FOR FARM EVENTS

This item was continued to March 24th.

2. APPLICATION OF EDWARD M. CASSELLA, ESQ., FOR WHITE GATE FARM, FOR AN AMENDMENT TO THE EAST LYME ZONING REGULATIONS, SECTION 1 AND SECTION 25 FOR BED AND BREAKFASTS

Mr. Liska asked if he can vote since he wasn't seated.

Mr. Mulholland stated he was here and heard the testimony.

Motion (1) Mr. McPherson moved to approve the application of Edward M. Cassella, Esq. for White Gate Farm, for an amendment to the East Lyme Zoning Regulations, Section 1 and Section 25 for Bed and Breakfasts as amended.

Seconded by Mr. Liska.

Motion Passed 6-0.

This will be published on February 25th and effective February 26, 2016.

3. APPROVAL OF MINUTES OF JANUARY 7, 2016

Motion (2) Mr. McPherson moved to approve the Minutes of January 7, 2016.

Seconded by Mr. Donovan.

Motion passed 4-0-2 (Mr. Liska and Chairman Walker abstained)

OLD BUSINESS

1. SUB-COMMITTEE MIXED USE IN CB ZONE

They have not met.

NEW BUSINESS

1. REQUEST OF DAVID COONROD, FOR RONALD JONES, FOR A COASTAL AREA MANAGEMENT REVIEW AT 47 ATTAWAN AVENUE, NIAN TIC CONNECTICUT FOR THE DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENCE AND CONSTRUCTION OF A NEW SINGLE FAMILY HOME TO COMPLY WITH CURRENT BUILDING CODES AND FEMA REGULATIONS

Chairman Walker asked Mr. Mulholland to schedule this for a public hearing.

2. APPLICATION OF THEODORE A. HARRIS, ESQ FOR A TEXT AMENDMENT TO THE EAST LYME ZONING REGULATIONS TO ADD A DEFINITION FOR AN ANCHOR STORE IN THE GATEWAY DISTRICT

Chairman Walker asked Mr. Mulholland to schedule this for a public hearing.

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

Mr. Donovan stated we should set up a time to talk to Mr. Kalal.

Mr. Peck stated there is a potential new law regarding gambling in restaurants at the State level. He would like East Lyme to be the first town to prohibit that.

Mr. Mulholland stated he can look into that.

4. ZONING OFFICIAL

Mr. Mulholland stated Norwich Orthopedic Group has an anticipated April opening.

5. COMMENTS FROM EX-OFFICIO

Ms. Hardy stated the Board of Selectmen is considering a Blight Ordinance, Mr. Salerno did considerable work on that. There is money in the budget to demolish the wooden structure on Romagna Road, rehab the cinder block building, do plants, and the salt shed would remain.

Mr. Donovan asked who investigated the salt shed that was approved recently.

Ms. Hardy stated there is a convenience in filling the trucks at both ends of town.

The Board of Selectmen is also working on this coming year's budget.

6. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION

There were no comments.

7. COMMENTS FROM CHAIRMAN

Chairman Walker thanked Ms. Cheeseman for her time as Ex-Officio, he welcomed Mr. Manning to the Commission. He stated this Commission needs to have clarity in their decision making, if someone is opposed to something they should speak out and explain why.

ADJOURNMENT

Motion (3)

Mr. McPherson moved to adjourn the meeting at 9:55 p.m.

Seconded by Mr. Donovan.

Motion Passed 6-0.

Respectfully Submitted,

**Karen Miller Galbo
Recording Secretary**