

TOWN OF EAST LYME
ZONING COMMISSION
JANUARY 19, 2017
PUBLIC HEARING MINUTES

MEMBERS PRESENT:

Matthew Walker, Chairman
Terence Donovan
John Manning
Norm Peck
William Dwyer
George McPherson
Peter Lukas, Alternate (Did Not Sit)

FILED

MEMBERS ABSENT:

James Liska, Alternate
David McIlhenney, Alternate

Jan 24 2017 AT 8:45 AM/PM
William Mulholland, ATC
EAST LYME TOWN CLERK

Also Present:

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

CALL TO ORDER

Chairman Walker called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

Chairman Walker led the assembly in the Pledge of Allegiance.

PUBLIC DELEGATIONS

There were no public delegations.

1. CONTINUATION OF 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).

Chairman Walker stated the applicant has requested a continuance without discussion on this item until February 16th.

Mr. Mulholland stated he has an email from the applicant's attorney requesting that continuance.

2. REQUEST OF THE TOWN OF EAST LYME ZONING COMMISSION TO ADD TO THE EAST LYME ZONING REGULATIONS SECTION 9, CB COMMERCIAL DISTRICTS, SECTION 9.1.0 SINGLE FAMILY DWELLING, AND TO SECTION 9.3.1 ALL LOTS USED FOR RESIDENTIAL PURPOSES SHALL HAVE A MINIMUM OF 10,000 SQUARE FEET OF AREA.

Chairman Walker confirmed the legal advertisement ran on this item.

Mr. McPherson read a memo from Mr. Mulholland.

Mr. McPherson read a letter from the Planning Commission.

Mr. McPherson read a letter from Karen Michaels of DEEP.

Mr. McPherson read a letter from Samuel Alexander of SCCOG.

Gary Lakowsky of 12 Methodist Street stated he is an owner in the CB Zone and he has two lots on less than 10,000 square feet. He is glad they are making single family homes legal in downtown Niantic, but he is concerned about 10,000 square feet. He is planning on retiring soon. He doesn't see the need for over 10,000 square feet. To him a smaller lot is preferable.

Mr. Mulholland stated the 10,000 is to create a new lot. If it is an existing lot it will be non-conforming and he would be allowed to build on his 5,000 square foot lot.

Mr. Donovan stated this is preventing others from splitting up lots fewer than 10,000 square feet.

Mr. Lakowsky asked if a current owner of a lot that is less than 10,000 square feet can still build.

Mr. Mulholland stated yes, provided that lot is not newly created.

Motion (1) Mr. McPherson moved to close the Public Hearing.

Seconded by Mr. Manning.

Motion Passed 6-0.

Respectfully Submitted,



**Karen Miller Galbo
Recording Secretary**