

TOWN OF EAST LYME

ZONING COMMISSION

JANUARY 19, 2017

REGULAR MEETING MINUTES

**MEMBERS PRESENT:**

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

FILED

Jan 24 2017 AT 8:45 AM/PM  
Cecilia Yulma, Clerk  
EAST LYME TOWN CLERK

**MEMBERS ABSENT:**

James Liska, Alternate  
David McIlhenney, Alternate

**Also Present:**

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

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).**

This item was continued at the request of the applicant.

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.**

Mr. Peck stated one of the reasons this was proposed was because of the number of one family homes that exist. He suggested the last line in section 9.3.1 should read "one family" instead of residential.

It was suggested that it be changed to single family dwelling instead of residential.

**Motion (1)** Mr. McPherson moved to approve the 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 single family dwellings shall have a minimum of 10,000 square feet of area.

Seconded by Mr. Dwyer.

Motion Passed 6-0.

3. REQUEST OF DAVID M. COONROD, AGENT FOR GEORGE LEONE, JR., OWNER, 127 BOSTON POST ROAD, (THE TIRE STORE) FOR A WAIVER OF SECTION 24.6 E (LANDSCAPING & BUFFERS) OF THE EAST LYME ZONING REGULATIONS.

Mr. McPherson read a memo from Mr. Mulholland.

Mr. Coonrod read a letter he submitted to the Commission. He stated no trees would be removed in the back. They will plant arborvitaes next to Coreplus. The other side is already fenced and they will also add arborvitaes on that side. They are asking for the waiver for the west side of the property. They are trying to create one way in and one way out. They want to keep the fence in back for security reasons.

Mr. Mulholland stated they need a waiver for all three sides.

Mr. Peck asked if all of the neighbors had been notified.

Mr. Mulholland stated that is not required.

Chairman Walker stated this is a modest waiver that will improve the property.

**Motion (2)** Mr. McPherson moved to approve the request of David M. Coonrod, Agent for George Leone, Jr., Owner, 127 Boston Post Road, (The Tire Store) for a waiver of Section 24.6 E (Landscaping and Buffers) of the East Lyme Zoning Regulations, along a portion of the property lines abutting this site for the following areas only:

Land abutting the Town of East Lyme, land abutting Coreplus Federal Credit Union, land abutting Flanders Professional Associates.

Seconded by Mr. Dwyer.

Motion Passed 6-0.

Ms. Hardy left the meeting.

4. APPLICATION OF KEITH B. NEILSON, PE, FOR DOCKO, INC., TO STRENGTHEN AND SUPPLEMENT THE EXISTING ARMOR STONE SHORELINE PROTECTION BY ADDING ADDITIONAL STONE TO ENHANCE THE EXISTING SEAWALL AT PROPERTY LOCATED AT 281 OLD BLACK POINT ROAD.

This item will be continued until February 2<sup>nd</sup>.

5. APPLICATION OF KEITH B. NEILSON, PE, FOR DOCKO, INC., TO STRENGTHEN AND SUPPLEMENT THE EXISTING ARMOR STONE SHORELINE PROTECTION BY ADDING ADDITIONAL STONE TO ENHANCE THE EXISTING SEAWALL AT PROPERTY LOCATED BETWEEN 279 AND 281 OLD BLACK POINT ROAD, THE OLD BLACK POINT ASSOCIATION, INC RIGHT OF WAY.

This item will be continued until February 2<sup>nd</sup>.

**6. APPROVAL OF MINUTES OF JANUARY 5, 2017**

Mr. Peck stated Page 6 of the Public Hearing Minutes, the 8<sup>th</sup> paragraph down the following should be added "also asked if they have a problem with a 9:00 p.m. time limit on the outdoor music."

Also, the 9<sup>th</sup> paragraph, the first sentence should be changed to "Attorney Kabelis stated she thinks these can be entertained."

**Motion (3) Mr. Peck moved to approve the Public Hearing and Regular Meeting Minutes of January 5, 2017 as amended.**

**Seconded by Mr. McPherson.**

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

**OLD BUSINESS**

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

Mr. Mulholland stated he is working on this.

**2. SUB-COMMITTEE – MAXIMUM ALLOWED SIGNAGE**

Mr. Mulholland stated he is working on this.

**3. SUB-COMMITTEE – DECORATIVE BANNERS IN CB ZONE**

Mr. Mulholland provided the members with a proposal. It allows lamp post banners if the Town wanted to put them up. They will need a special permit, and authorization by the Board of Selectmen.

Mr. Peck asked why they need a special permit.

Mr. Mulholland stated that is up to the Commission.

Chairman Walker asked if there are posts to hang them from.

Mr. Mulholland stated not yet, they are about \$100.00 apiece.

Mr. Donovan stated there is a possibility that individuals would like to contribute to this. He doesn't think we need to do a special permit. He suggested it stays in the Zoning Regulations minus the Special Permit

Mr. Peck suggested the colors throughout the village shall be consistent.

The Commission decided the language "all banners shall be consistent in color and style" should be added, they also decided the size should be 18x36, and Special Permit should be removed.

**NEW BUSINESS**

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

Mr. Donovan stated the electronic sign in front of the town hall is supposed to be for non-profit events.

**2. ZONING OFFICIAL**

Mr. Mulholland stated Cory's is going up, the dental office is moving along, they clear cut for Dollar General, and Covino's store closed.

**3. COMMENTS FROM EX-OFFICIO**

Ms. Hardy was not present.

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

Mr. Donovan attended the meeting. They approved a subdivision at Darrow's Ridge; they gave a 2 year extension to Walnut Hill Chase. Art Carlson presented on the Aquifer.

Mr. Dwyer is scheduled to attend the next Planning meeting.

**5. COMMENTS FROM CHAIRMAN**

Chairman Walker had no comments.

**Motion (4) Mr. McPherson moved to adjourn the meeting at 8:30 p.m.**

**Seconded by Mr. Donovan.**

**Motion Passed 6-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**