

TOWN OF EAST LYME

ZONING COMMISSION

JANUARY 5, 2017

REGULAR MEETING MINUTES

Members Present:

Matthew Walker, Chairman  
George McPherson  
Terence Donovan  
Norm Peck  
John Manning  
Peter Lukas, Alternate (Sat for Regular Meeting)  
David McIlhenney, Alternate (Did Not Sit)

Members Absent:

William Dwyer  
James Liska, Alternate

Also Present:

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

FILED

Jan 10 2017 AT 8:30 AM/PM  
Caunyalbo, ATC  
EAST LYME TOWN CLERK

Chairman Walker sat Peter Lukas as a regular member for the Regular Meeting.

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

MOTION (1) Mr. Donovan moved to approve the 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.

Seconded by Mr. McPherson.

Motion Passed 6-0.

This will be published next Thursday the 12<sup>th</sup> and become effective Friday the 13<sup>th</sup>.

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).

This Item was continued.

**3. APPROVAL OF MINUTES OF DECEMBER 1, 2016**

MOTION (2) Mr. Peck moved to approve the Minutes of December 1, 2016.

Seconded by Mr. Donovan.

Motion Passed 5-0-1 (Mr. Manning abstained)

**OLD BUSINESS**

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

Mr. Mulholland is working on this.

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

Mr. Mulholland is working on this.

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

Mr. Mulholland is working on this.

**NEW BUSINESS**

**1. APPLICATION OF JAMES BRAHM/WRIGHTS POND LLC FOR SITE PLAN APPROVAL FOR CONSTRUCTION OF A NEW COMMERCIAL STRUCTURE OVER 30,000 SQUARE FEET, AT PROPERTY IDENTIFIED IN THE APPLICATION AS 225-237 FLANDERS ROAD.**

Chairman Walker asked Mr. Mulholland to schedule this.

**2. APPLICATION OF JASON PAZZAGLIA, FOR A TEXT AMENDMENT TO ADD TO SECTION 8 CA COMMERCIAL DISTRICTS, "NOTWITHSTANDING THE ABOVE, WHERE MUNICIPAL SEWER IS AVAILABLE, LOTS USED FOR MIXED USE SHALL HAVE A MINIMUM OF 7,500 SQUARE FEET PLUS 1,200 SQUARE FEET FOR EACH EFFICIENCY OR ONE-BEDROOM LIVING UNIT AND 2,000 SQUARE FEET FOR EACH TWO-BEDROOM UNIT".**

Chairman Walker asked Mr. Mulholland to schedule this.

**3. REQUEST OF THE TOWN OF EAST LYME ZONING COMMISSION FOR A TEXT AMENDMENT TO AMEND SECTION 11, LIGHT INDUSTRIAL DISTRICTS BY MODIFYING THE LANGUAGE IN SECTION 11.2.2 AND MODIFYING SECTION 11.2.4.**

Chairman Walker asked Mr. Mulholland to schedule this.

**4. 2017 ZONING COMMISSION LIAISON TO PLANNING SCHEDULE**

Chairman Walker asked them to review the schedule.

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

There was no business on the floor.

**6. ZONING OFFICIAL**

Mr. Mulholland had no comments.

**7. COMMENTS FROM EX-OFFICIO**

Ms. Hardy congratulated Chairman Walker and Mr. McPherson. She thanked the rest of the members. She will continue as their Ex-Officio. The Board of Selectmen met and Paul Dagle was elected to fill the vacancy left by Holly Cheeseman's resignation. She discussed the State's budget cuts and their effect on the Town and some Town projects. The Romagna Road property has been improved. It is still not 100% but it is much better. She complimented Mr. Mulholland for his invaluable experience and knowledge.

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

Mr. Donovan will be attending the next Planning Commission meeting.

**9. COMMENTS FROM CHAIRMAN**

Chairman Walker stated this was a busy meeting. He thinks it will be a busy year. He agreed with Ms. Hardy regarding Mr. Mulholland.

**ADJOURNMENT**

**MOTION (3) Mr. McPherson moved to adjourn the meeting at 10:05 p.m.**

**Seconded by Mr. Donovan.**

**Motion Passed 6-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**