

TOWN OF EAST LYME

ZONING COMMISSION

NOVEMBER 16, 2017

REGULAR MEETING MINUTES

**Members Present:**

Matthew Walker, Chairman

William Dwyer

George McPherson

Terence Donovan

Norm Peck

John Manning

James Liska, Alternate

**Members Absent:**

Peter Lukas, Alternate

David McIlhenney, Alternate

**Also Present:**

Bill Mulholland, Zoning Officer

FILED

NOV 21 20 17 AT 8:05 AM/PM  
*Karen Galbo, Clerk*  
EAST LYME TOWN CLERK

1. **CONTINUATION OF THE APPLICATION OF THEODORE A. HARRIS, ESQ., FOR GATEWAY DEVELOPMENT/EAST LYME LLC FOR A PROPOSED TEXT AMENDMENT TO THE EAST LYME ZONING REGULATION SECTION 11.A GATEWAY DEVELOPMENT DISTRICT.**

Mr. Donovan stated he was told there are snow removal issues on the emergency road.

Mr. Mulholland stated when we approved the emergency access road, the Fire Marshal signed off on it, they are obligated to plow and maintain it, and it is for emergency purposes only.

Mr. Donovan stated he can't support this.

Mr. Mulholland stated on the site plan approval they can put conditions for the emergency access improvements.

Mr. Peck stated he is ok with this, it is an economic issue.

**Motion (1) Mr. Peck moved to approve the application of Theodore A. Harris, Esq., for Gateway Development/East Lyme LLC for a proposed text amendment to the East Lyme Zoning Regulations Section 11.A Gateway Development District.**

**Seconded by Chairman Walker.**

Mr. Donovan stated we can add a condition that the emergency road needs to be updated and maintained at the Site Plan approval.

Mr. Peck suggested everyone take a ride on a lousy day up the road and make an informed decision at the site plan review.

**Motion Passed 3 (Yes – Mr. Peck, Chairman Walker, Mr. Dwyer) – 2 (NO – Mr. Donovan, Mr. McPherson) – 1 (Abstained – Mr. Manning)**

**2. APPROVAL OF MINUTES OF SEPTEMBER 21, 2017, OCTOBER 5, 2017 AND NOVEMBER 2, 2017**

**Motion (2) Mr. McPherson moved to approve the Minutes of September 21, 2017.**

**Seconded by Mr. Peck.**

**Motion Passed 4-0-3 (Yes – Chairman Walker, Mr. Peck, Mr. McPherson, Mr. Liska) (Abstained - Mr. Manning, Mr. Dwyer, Mr. Donovan)**

**Motion (3) Mr. McPherson moved to approve the Minutes of October 5, 2017.**

**Seconded by Mr. Manning.**

**Motion Passed 4-0-2 (Yes – Chairman Walker, Mr. Dwyer, Mr. McPherson, Mr. Manning) (Abstained – Mr. Donovan, Mr. Peck)**

**The approval of the November 2, 2017 Minutes was tabled.**

**OLD BUSINESS**

- 1. SUB-COMMITTEE MIXED USE IN CB ZONE**
- 2. SUB-COMMITTEE MAXIMUM ALLOWED SIGNAGE**
- 3. SUB-COMMITTEE SITE PLAN REQUIREMENTS/ARCHITECTURAL REGULATIONS**

Mr. Mulholland stated he has made progress on the Sign Sub-Committee and he will email his information out.

**NEW BUSINESS**

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

Mr. Donovan stated Mr. Dwyer lost his seat at the election, and Mr. McIlhenney will be leaving to fill his new spot on the Planning Commission. He suggested when the time comes to vote to appoint Mr. Dwyer as an Alternate to the Zoning Commission to fill the remainder of Mr. McIlhenney's term. He thanked Mr. Dwyer for his service on the Zoning Commission.

Mr. Peck asked about passing on the costs of professional services to the applicants. The State allows us to do that but we would need an ordinance. He also felt the Planning Commission was unfamiliar with

the Conservation by Design Regulations. He suggested having Mr. Randal Arndt come and speak to all land use members.

**2. ZONING OFFICIAL**

Mr. Mulholland stated his office has been busy.

**3. COMMENTS FROM EX-OFFICIO**

The ex-officio was not present.

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

They did not meet. Mr. Liska will attend the next meeting.

**5. COMMENTS FROM CHAIRMAN**

Chairman Walker thanked Mr. Dwyer for his service, and he congratulated Mr. Peck, and Kimberly Kalajainen for their election wins.

**Motion (4) Mr. Donovan moved to adjourn at 8:55 p.m.**

**Seconded by Mr. McPherson.**

**Motion Passed 6-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**