

**TOWN OF EAST LYME
ZONING COMMISSION
NOVEMBER 2, 2017
REGULAR MEETING MINUTES**

Members Present:

**Matthew Walker, Chairman
Norm Peck
George McPherson
John Manning
William Dwyer
Terence Donovan
Peter Lukas, Alternate**

FILED

Nov 7 2017 AT 1:20 AM/PM
William Mulholland, atz
EAST LYME TOWN CLERK

Members Absent:

**James Liska, Alternate
David Mcilhenney, Alternate**

Also Present:

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

1. **Application of Fitzleva, LLC (Crest Ford) for a Special Permit for the sale and display of Vehicles on 226 Flanders Road, East Lyme, Connecticut, East Lyme Assessor's Map 26.1 Lot 25.**

Mr. Walker stated he is pretty satisfied with their presentation.

The Commission discussed the application.

Mr. McPherson asked if the two lots could be combined at some point and Mr. Mulholland said they could.

MOTION (1)

Mr. Donovan moved to approve the Fitzleva, LLC (Crest Ford) for a Special Permit for the sale and display of Vehicles on 226 Flanders Road, East Lyme, Connecticut, East Lyme Assessor's Map 26.1 Lot 25.

Mr. Manning seconded the motion.

Motion passed, 6-0-0.

2. **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.

This item is being continued until the next Zoning Meeting.

3. Application of Robert Pfanner, Jr., for David R. and Sharon C. Weiss for a Coastal Area Management Review for shoreline improvements for construction of a new single family dwelling, at property located at 1 Blue Heron Court, East Lyme.

Mr. McPherson read Mr. Mulholland's memorandum dated November 2, 2017 into the record.

Mr. J. Robert Panner, Jr. came forward to review the application, and provided the Commission with plans of what the proposed house will look like.

Mr. Pfanner noted the house is being built back more so that it is in less of a flood zone. It has been proposed to connect the house with the garage and minimal grading will occur around the lot, which is fairly flat. A silt fence is proposed to go around the construction site.

Mr. Pfanner noted there will be no basement- instead there will be a crawlspace which will be waterproof. He added that the FEMA regulations for this area have been met.

Mr. Walker said he thinks the application is pretty straight forward.

Mr. McPherson said moving the house back is a win-win for everyone.

MOTION (2)

Mr. Donovan moved to approve the application of Robert Pfanner, Jr., for David R. and Sharon C. Weiss for a Coastal Area Management Review for shoreline improvements for construction of a new single family dwelling, at property located at 1 Blue Heron Court, East Lyme for the following reasons:

- 1) Application is consistent with all-applicable goals and conditions of the CAM Act.**
- 2) Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.**

Mr. McPherson seconded the motion.

Motion passed, 6-0-0.

4. Proposed 2018 Meeting Calendar

The July meeting has been moved since it was too close to the Fourth of July.

MOTION (3)

Mr. McPherson moved to approve the 2018 Meeting Calendar.

Mr. Donovan seconded the motion.

Motion passed, 6-0-0.

5. Approval of Minutes of October 19, 2017

The September Meeting Minutes were never approved so these will be added to the next Agenda.

MOTION (4)

Mr. Peck moved to approve the Public Hearing and Regular Meeting Minutes of October 19th, 2017 as presented.

Mr. Manning seconded the motion.

Motion passed, 5-0-1.

Mr. Dwyer abstained from the vote due to his absence from the meetings.

Old Business-

1. Subcommittee-Mixed use in CB Zone

Mr. Mulholland said this is being worked on.

2. Subcommittee-Maximum Allowed Signage

Mr. Mulholland said this is being worked on.

3. Subcommittee-Site Plan Requirements/Architectural Regulations

Mr. Mulholland said they're making headway on this.

New Business-

1.. Any Business on the Floor, If Any by the Vote of the Commission

There was none.

2. Zoning Official

Mr. Mulholland said he has been very busy. He said the Mitchell building is progressing as is the multi-family home on Hope Street. He is currently working on the plans for the Shell Station on the NE end of Town; the existing building is being taken down.

Mr. Donovan asked about the old Shack Restaurant building and Mr. Mulholland informed him that a demolition permit was pulled earlier today.

The Commission briefly discussed blight properties in Town as well as the Blight Ordinance.

3. Comments from Ex-Officio

Ms. Hardy had no report.

4. Comments from Zoning Board Liaison to the Planning Commission

The last two Planning Commission Meetings were cancelled.

5. Comments from Chairman

Mr. Walker said he did draft a letter to the Board of Selectmen, First Selectman, Parks and Recreation Commission, and Mr. Putnam as the Board directed. The letter is in regards to the camping that occurred several weeks ago at McCooks Park, and will go out in the next couple of days.

ADJOURNMENT

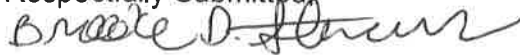
Motion (5)

Mr. McPherson moved to adjourn the meeting at 8:23 p.m.

Mr. Donovan seconded the motion.

Motion passed 6-0-0.

Respectfully Submitted,



Brooke Stevens

Recording Secretary