

**TOWN OF EAST LYME
ZONING COMMISSION
MARCH 1, 2018
REGULAR MEETING MINUTES**

Members Present:

Norm Peck
George McPherson
Kimberly Kalajainen
Terence Donovan
Anne Thurlow, Alternate (*Sat as a Regular Member)

Members Absent:

Matthew Walker, Chairman
John Manning
James Liska, Alternate
David McIlhenney, Alternate

FILED

Mar 5 2018 AT 12:10 AM/PM
Karen Yalton
EAST LYME TOWN CLERK

Also Present:

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

1. Request of the Town of East Lyme for a Special Permit for the construction of approximately 101 LF of 8' wide transient docks connected to the current Kayak launch floating dock, and the installation of an EZ Kayak/Canoe launch structure at 22 Main Street, East Lyme. East Lyme Assessor's Map 12.2, Lot 3.

Mr. McPherson noted item #2 is no longer applicable as Mr. Mulholland previously stated.

MOTION (1)

Ms. Kalajainen moved to approve the Request of the Town of East Lyme for a Special Permit for the construction of approximately 101 LF of 8' wide transient docks connected to the current Kayak launch floating dock, and the installation of an EZ

Kayak/Canoe launch structure at 22 Main Street, East Lyme. East Lyme Assessor's Map 12.2, Lot 3, with no conditions.

Mr. Donovan seconded the motion.

Motion passed, 5-0-0.

2. Approval of Minutes of February 1, 2018.

MOTION (2)

Ms. Kalajainen moved to approve the meeting minutes of February 1, 2018 as presented.

Mr. Peck seconded the motion.

Ms. Thurlow noted she was in the audience for this meeting and is comfortable voting.

Motion passed, 5-0-0.

Old Business-

- 1. Subcommittee-Mixed Use in CB Zone**
- 2. Subcommittee-Maximum Allowed Signage**
- 3. Subcommittee-Site Plan Requirements/Architectural Regulations**

Mr. Mulholland said these are all being worked on. We are working on the architectural review so that nothing "out of character" is built, and we may have a public hearing on this.

The Commission briefly discussed the use of flat roofs if properly designed.

New Business

- 1. Any business on the floor, if any by the majority vote of the Commission.**

Mr. Donovan said he has a question for the Ex-Officio and inquired if a Commission could ask for the resignation of a member for not attending the meetings.

Ms. Hardy said the Chair (at the direction of the Commission), can send a letter to the individual asking that they resign if they are unable to attend the meetings. This could be followed up with a second letter and asking the party than ran him, to contact him. Ms. Hardy clarified that he can only be asked since he is an elected official.

Mr. Donovan explained that Mr. McIlhenney is on the second half of his term and we have only seen him a handful of times; we are a Commission that needs a full board. He added that Mr. Dwyer is a former member who expressed interest in serving as an alternate, and very rarely missed a meeting when he served.

Mr. Donovan said he is unaware of Mr. McIlhenney's circumstances and why he is unable to attend meetings. He would like Chairman Walker to send Mr. McIlhenney a letter.

Ms. Hardy noted that much of the Commission's business is conducted over several nights, and if someone misses a meeting, they don't have the continuity.

Mr. Peck said the worse thing we can do is not have a quorum; it results in a waste of time and money.

Mr. Peck brought up Legal Medical Marijuana Dispensaries and Mr. McPherson said he would prefer to have this conversation when Mr. Walker is in attendance.

Mr. Peck about the signage and Mr. Mulholland suggested meeting in his office to hash out this topic.

Mr. Peck also asked about the ordinance (which we currently do not have), which allows for applicants to pay for the advisors that may be needed for applications.

Mr. Mulholland thinks this may only be permissible for Planning but will investigate further and report back at the next meeting.

Ms. Hardy said she remembers this coming up during Inland Wetlands years ago, and it was permissible under State Statute despite the lack of ordinance. Mr. Mulholland said he will need to check zoning enabling legislation.

Ms. Thurlow asked if the applicant would have their choice of expert/advisor.

3. Zoning Official

Mr. Mulholland said the office has been busy. The Shell Station design has been settled on, and he is currently working with Mr. Gada on his design. He's been in court quite a few times lately but so far, it has been in the Town's favor. Mr. mulholland said outside dining applications will begin in April, and he mentioned Tony D's- he thinks it will do well.

4. Comments from Ex-Officio

Ms. Hardy had no report.

5. Comments from Zoning board liaison to Planning Commission

a. Kalajainen – 2/6/2018

This meeting was cancelled.

6. Comments from Chairman

Mr. Walker was not in attendance and Mr. McPherson had no report.

ADJOURNMENT

MOTION (2)

Mr. Donovan moved to adjourn the meeting at 8:11 p.m.

Ms. Kalajainen seconded the motion.

Motion passed 6-0-0.

Respectfully Submitted,

Brooke Stevens
Recording Secretary