

**TOWN OF EAST LYME
ZONING COMMISSION
MARCH 15, 2018
REGULAR MEETING MINUTES**

Members Present:

**Matthew Walker, Chairman
John Manning
Norm Peck
George McPherson
Kimberly Kalajainen
Terence Donovan
Anne Thurlow, Alternate**

FILED

Members Absent:

**James Liska, Alternate
David McIlhenney, Alternate**

Mar 21 2018 AT 8:40 PM
Bill Mulholland

EAST LYME TOWN CLERK

Also Present:

Bill Mulholland, Zoning Officer

The Commission took a small comfort break at 9:09 p.m. and reconvened at 9:15 p.m.

- 1. Application of Jason Westcott, Esq., Agent for Brian Lepkowski, Owner, for a text amendment to Section 23.5 of the East Lyme Zoning Regulations Buffers.**

Mr. Manning asked for clarification regarding the waiver issue. Mr. Mulholland said Planning can waive a zoning regulation and noted we need to consider the language; is it broken or not broken? He suggested taking this entire home to digest and continue this until the April 5, 2018 Meeting.

Mr. Mulholland exited the meeting.

- 2. Application of the Robert J. Pfanner, Jr., Agent for John Clinton Stull II, Owner; for
for a Coastal Area Site Plan Review for the construction of a new single family
dwelling and required appurtenances at 16 Atlantic Street, East Lyme. East Lyme
Assessor's Map 11.4, Lot 178.**

Mr. McPherson read Mr. Mulholland's memorandum dated March 15, 2018 into the record.

Robert Pfanner Jr. of 2 Surrey Lane came forward and detailed this application. He said they wish to demolish the current house and rebuild, and went over the house plans with the Commission. The current house is not FEMA compliant and the new house is designed for flood

to go underneath the house as opposed to around it. Mr. Pfanner noted this area floods quite often and that they're actually increasing the flood plain by reducing the existing house.

Ms. Kalajainen asked about the soil and erosion controls and what they would look like. Mr. Pfanner responded that a silt fence will be utilized.

MOTION (1)

Mr. Donovan moved that the Application of the Robert J. Pfanner, Jr., Agent for John Clinton Stull II, Owner; for a Coastal Area Site Plan Review for the construction of a new single family dwelling and required appurtenances at 16 Atlantic Street, East Lyme. East Lyme Assessor's Map 11.4, Lot 178 is consistent with all applicable goals and conditions of the CAM Act, and the 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.

3. Approval of Minutes of March 1, 2018.

MOTION (2)

Ms. Kalajainen moved to approve both the Public and Regular Meeting Minutes of March 1, 2018 as presented.

Mr. McPherson seconded the motion.

Ms. Thurlow noted she sat as a regular member for this meeting and is comfortable voting.

Motion passed, 4-0-2.

Mr. Manning and Mr. Walker abstained from the vote due to their absence from the March 1, 2018 Meeting.

Old Business-

1. Subcommittee-Mixed Use in CB Zone

Mr. Mulholland is working on this.

2. Subcommittee-Maximum Allowed Signage

This needs to be scheduled for Public Hearing if the Commission chooses to pursue this.

Mr. Donovan read Mr. Mulholland Memorandum dated March 6, 2018 into the record.

Mr. Donovan said they are only adding building frontage for the commercial and thinks it should be scheduled for Public Hearing. Mr. McPherson agreed with this assessment.

3. Subcommittee-Site Plan Requirements/Architectural Regulations

Mr. Mulholland is working with the Town Attorney on this.

New Business

1. Application of Theodore A. Harris, Esq., for a text amendment to the East Lyme Zoning Regulations Section 8.2.2 parking.

The Commission will ask Mr. Mulholland to schedule this matter.

2. Any business on the floor, if any by the majority vote of the Commission.

Mr. Manning brought up the medical marijuana dispensaries Mr. Peck spoke about at a previous meeting. He said they're highly regulated and thinks it's important to discuss bringing one here.

Mr. Walker said he knows the Town Attorney gave an opinion on this to Mr. Mulholland, and would like Mr. Mulholland to be here for this discussion.

Mr. Donovan said he agrees with Mr. Manning and Mr. Peck regarding this topic but would like to see this on our next Agenda since the hour is late and the discussion may go on for some time.

Mr. Walker will speak with Mr. Mulholland about the Zoning bylaws.

Mr. Walker shared he spoke with Mr. Mcilhenney and he will take the next week to decide whether he will remain in his position.

3. Zoning Official

Mr. Mulholland was no longer in attendance.

4. Comments from Ex-Officio

Ms. Hardy was not in attendance.

5. Comments from Zoning board liaison to Planning Commission

a. Liska – 3/6/2018

Mr. Liska was not in attendance.

6. Comments from Chairman

Mr. Walker had no report.

ADJOURNMENT

MOTION (3)

Mr. Donovan moved to adjourn the meeting at 9:55 p.m.

Ms. Kalajainen seconded the motion.

Motion passed 6-0-0.

Respectfully Submitted,

Brooke Stevens
Recording Secretary

