

**TOWN OF EAST LYME  
ZONING COMMISSION  
May 17th, 2018  
PUBLIC HEARING MEETING MINUTES**

**Members Present:**

**Matthew Walker, Chairman  
Norm Peck  
George McPherson  
Kimberly Kalajainen  
Terence Donovan  
Anne Thurlow, Alternate (arrived at 8:00 p.m.)  
James Liska, Alternate  
William Dwyer, Alternate (\*Sat as a Regular Member)**

**FILED IN EAST LYME  
CONNECTICUT**

*May 21, 2018 AT 3:50 AM PM*  
*Shawna D. Brown*  
EAST LYME TOWN CLERK

**Also Present:**

**Bill Mulholland, Zoning Officer  
Kathryn L. Johnson, Planning Representative  
Kevin Seery, Substitute Ex-Officio**

**Absent:**

**John Manning**

**CALL TO ORDER**

Chairman Walker called the meeting to order at 7:30 p.m.

**PLEDGE OF ALLEGIANCE**

Chairman Waker led the assembly in the Pledge of Allegiance.

The Commission sat Mr. Dwyer as a Regular Member for the evening.

**PUBLIC DELEGATIONS**

There were none.

**PUBLIC HEARINGS**

- 1. Application of Theodore A. Harris, Esq., for a text amendment to Section 8.2.2 Mixed Use Dwelling Units of the East Lyme Zoning Regulations-Parking.**
  - Mr. Walker noted the legal ad that was published for this application.
  - Mr. McPherson read Mr. Mulholland's memorandum dated March 2, 2018 into the record.

- Mr. McPherson read the email from Marcy Balint of DEEP, dated May 2, 2018 into the record.
- Mr. McPherson read the letter from Samuel Alexander of SCCOG, dated March 21, 2018, into the record.
- Mr. Walker read the letter from the Planning Commission dated April 9, 2018 into the record.

Attorney Ted Harris of 351 Main Street came forward to speak about his application. He explained this is more of a housekeeping item; Zoning reviewed mixed use in the CB Zone several years ago and specifically looked at parking. The Commission came up with a calculation for peak use for commercial as well as a calculation for peak use for residential.

Mr. Harris further explained that both factors are taken together and the smaller figure gets cut in half and added to the greater figure, so that you don't have over parking. He said they're looking to apply this same procedure to the CA Zone for mixed use content.

Mr. Mulholland asked about Gary Smith's building on Main Street which has both residential and commercial components. Mr. Harris explained his parking lot adjoins theirs and that he has never seen anyone from that building park in his lot.

Mr. Peck said there is no on street parking in the CA Zone, so that would be the only possible concern. Mr. Harris clarified that peak zones for commercial and residential are not needed at the same time and they're actually being conservative with the smaller reduction property.

The Commission discussed the application.

Mr. Mulholland cited the Crystal Mall and Stop & Shop as parking examples noting all the spaces are never filled, and asked what the balance is. He added this calculation has worked downtown but that Mr. Peck does have a point in terms of street parking, and that we can pay attention to that. Mr. Harris said there won't be the same competition for spots as in the CB Zone.

Mr. Mulholland also cited the mixed use L&M building- the old formula for parking was used and the lot is never full. He added when doing a site specific review a space or two can be added, if needed.

Mr. McPherson said street parking is not an issue since it's not allowed in the CA Zone.

Mr. Donovan noted snow removal eliminates some parking spaces and that needs to be considered, and it could force people to park elsewhere. Mr. Harris said this is a special permit so the Commission can require a specific area for parking.

Mr. Walker said this seems like a sensible proposal and he doesn't want to see an overabundance of parking. Mr. Walker said he likes the consistency of using the same language as the CB Zone, but recognizes the difference between the two zones.

Mr. Walker called for Public Comment.

Jennifer Argyle of 12 Pattagansett Drive came forward and asked about the mixed use building on Boston Post Road. She asked if this regulation changes would it impact this type of property. Mr. Mulholland said this is not site specific but that person could come back to the Zoning Commission for review. He said that area is all zoned commercially even though there is residential in it.

Mr. Peck noted there are already regulations in place for what she is talking about such as landscape buffer requirements to prevent it from being intrusive visually. He added this will be a special permit process with a public hearing and that adjustments can be made.

Mr. Harris reminded the Commission that this application only changes the parking requirement formula.

**MOTION (1)**

**Mr. Dwyer moved to close the Public Hearing.**

**Ms. Kalajainen seconded the motion.**

**Motion passed, 6-0-0.**

**2. Request of the Town of East Lyme Zoning Commission** for a text amendment to the East Lyme Zoning Regulations Section 18, Table 1.5B.

- Mr. Walker noted the legal ad published for this application.
- Mr. McPherson read Mr. Mulholland's memorandum dated May 17, 2018 into the record.
- Mr. McPherson read the email from Marcy Balint of DEEP, dated May 2, 2018 into the record.
- Mr. McPherson read the memorandum from Gary Goeschel, Planning Director, dated May 1, 2018 into the record.
- Mr. Walker read the letter from Samuel Alexander of SCCOG, dated March 21, 2018, into the record.

Mr. Mulholland said he has no comments and that they've been working on this for a while.

Mr. Walker called for Public Comment and there was none.

**MOTION (2)**

**Mr. Donovan moved to close the Public Hearing.**

**Mr. McPherson seconded the motion.**

**Motion passed, 6-0-0.**

**3. Request of Marjorie Lineweber** for a text amendment to the East Lyme Zoning Regulations, Section 11.2 Light Industrial Districts to allow as a Special Permit Dog Daycare and Training Center.

Mr. Peck recused himself from this item and Mr. Liska was seated as a regular member.

- Mr. Walker read Mr. Mulholland's memorandum dated May 17, 2018 into the record.
- Mr. McPherson read the email from Marcy Balint of DEEP, dated May 14, 2018 into the record.
- Mr. Walker read the resolution of the memorandum from Gary Goeschel, Planning Director, dated May 1, 2018 into the record.
- Mr. Walker read the letter from Samuel Alexander of SCCOG, dated April 12, 2018, into the record.

Marjorie Lineweber of 83 Oak Street, Ashland, Rhode Island came forward and detailed her application, and the nature of her business. She clarified there will be no overnight Boarding, no grooming, and no pet store.

Mr. Walker and Mr. Donovan both said this was a perfect location for this use.

Ms. Lineweber detailed the procedure for a dog not being picked up- 2 alternate pickup people must be provided, and in the event the dog is not picked up he will be brought to a kennel.

Mr. Walker called for Public Comment and there was none.

**MOTION (3)**

**Mr. McPherson moved to close the Public Hearing.**

**Ms. Kalajainen seconded the motion.**

**Motion passed, 6-0-0.**

**Respectfully Submitted,**

**Brooke Stevens  
Recording Secretary**