

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

Members Present:

Matthew Walker, Chairman

Norm Peck

George McPherson

Kimberly Kalajainen

Terence Donovan

Anne Thurlow, Alternate

James Liska, Alternate

William Dwyer, Alternate (*Sat as a Regular Member)

FILED IN EAST LYME
CONNECTICUT

May 21, 2018 AT 3:50 AM/PM
Brooke D. Hume
EAST LYME TOWN CLERK

Also Present:

Bill Mulholland, Zoning Officer

Kathryn L. Johnson, Planning Representative

Kevin Seery, Substitute Ex-Officio

Absent:

John Manning

The Regular Zoning Meeting immediately followed the Zoning Public Hearing.

Pledge of Allegiance

The Pledge was observed during the Public Hearing.

Regular Meeting-

Mr. Liska returned to the audience and Mr. Peck rejoined the Commission.

- 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. McPherson and Mr. Dwyer both said they were comfortable voting this evening.

Mr. Donovan said this is progress and stipulations can be made when needed.

MOTION (1)

Mr. McPherson moved that the application for a text amendment to Section 8.2.2 Mixed Use Dwelling Units of the East Lyme Zoning Regulations- Parking, is consistent with the POCD and moved to approve the application.

Mr. Dwyer 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

MOTION (2)

Mr. McPherson moved to approve and adopt the proposed amendment as presented.

Ms. Kalajainen 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 sat as a regular member.

MOTION (3)

Mr. Donovan moved to approve and the proposed amendment as presented.

Mr. Liska seconded the motion.

Motion passed, 6-0-0.

The Commission noted the discussed conditions do not need to be part of the motion since they are already part of the text amendment.

Mr. Peck rejoined the Commission and Mr. Liska returned to the audience.

- 4. Approval of Minutes of May 3, 2018.**

MOTION (4)

Ms. Kalajainen moved to approve the Public Hearing and Regular Meeting Minutes of May 3, 2018.

Mr. Peck seconded the motion.

Motion passed, 5-0-1.

Mr. Dwyer abstained from the vote.

Old Business-

1. Subcommittee-Mixed Use in CB Zone

This item is being worked on.

2. Subcommittee-Site Plan Requirements/Architectural Regulations

The Commission discussed this item. Mr. Mulholland spoke of possible locations for these regulations and what they might include.

3. Subcommittee- Alternative Care Dispensaries

Mr. Walker explained that Planning Director Gary Goeschel is helping with the maps for this project, but was unable to attend the latest meeting. The Subcommittee will meet again this Monday at 7:00 p.m.

Mr. Mulholland said the adoption of Village District Architectural Regulations will be ruled by State Statute; the Commission has no desire to overburden businesses.

New Business

1. Any business on the floor, if any by the majority vote of the Commission.
There was none.

2. Zoning Official
Mr. Mulholland had no report.

3. Comments from Ex-Officio
Mr. Seery said he is filling in since Ms. Hardy is working on distributing scholarships. He noted there are a few things coming:

- Demolition Delay Ordinance which would allow Historic Properties up to 90 days to review and/or obtain something of historic significance prior to demolition.
- After some historical research the Smith Harris House has decided to change their name to the Brookside Farm Museum; this will help combat confusion with Smith Acres and the Samuel Smith House.
- The Town Budget Referendum is a week from today at the Community Center, from 8:00 a.m. to 8:00 p.m.

4. Comments from Zoning Board Liaison to Planning Commission
a. McPherson – 5/1/2018
Mr. McPherson gave his report at the last meeting.

5. Comments from Chairman
Mr. Walker thanked the Commission Members for attending the Randall Arendt Land Use Seminar. He gave a special thanks to Mr. Donovan who gave a good sum of money for Randall Arendt to attend, and be paid in a timely manner.

Mr. Walker added that the East Coast Water issue has been resolved; Parks and Recreation has scaled down the event, and no future camping will be permitted. The event is this Saturday from 10:00 a.m. to 5:00 p.m.

Adjournment

MOTION (5)
Mr. McPherson moved to adjourn the Zoning Commission Meeting at 8:45 p.m.
Ms. Kalajainen seconded the motion.
Motion passed, 6-0-0.

Respectfully Submitted,

Brooke Stevens
Recording Secretary