

**TOWN OF EAST LYME
ZONING COMMISSION
June 21st, 2018
REGULAR MEETING MINUTES**

Members Present:

Matthew Walker, Chairman

Norm Peck

George McPherson

John Manning

Anne Thurlow, Alternate (*Sat as a Regular Member)

James Liska, Alternate (*Sat as a Regular Member)

William Dwyer, Alternate (*Sat as a Regular Member for Item 1 only)

FILED IN EAST LYME
CONNECTICUT

Jun 25, 2018 AT 9:40 AM/PM
Brooke Blum ATC
EAST LYME TOWN CLERK

Also Present:

Bill Mulholland, Zoning Officer

Rose Ann Hardy, Ex-Officio

Absent:

Kimberly Kalajainen

Terence Donovan

The Regular Zoning Meeting immediately followed the Zoning Public Hearing.

Pledge of Allegiance

The Pledge was observed during the Public Hearing.

Regular Meeting-

- 1. Request of Marge Linewebber** 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.

MOTION (1)

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

Ms. Thurlow seconded the motion.

Motion passed, 6-0-0.

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

- 2. Approval of Minutes of May 17, 2018.**

MOTION (2)

Mr. McPherson moved to approve the Public Hearing and Regular Meeting Minutes of May 17, 2018 as presented.

Ms. Thurlow seconded the motion.

Motion passed, 5-0-1.

Mr. Manning 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

Mr. Mulholland said we will discuss mapping at the next regularly scheduled meeting.

3. Subcommittee- Alternative Care Dispensaries

The Subcommittee will meet again this Monday at 7:00 p.m.

New Business

1. Application of Cait Meeks for a text amendment to the East Lyme Zoning Regulations Section 1.19.1, 7.2.5 and 25.5 to allow a Day Spa as a Special Permit in the R-10 Residential District.

Mr. Walker asked Mr. Mulholland to schedule this item.

2. Application of Theodore A. Harris, Esq. for a text amendment to the East Lyme Zoning Regulations Definitions and Section 7.2.5 to allow Tourist Cabins in the R-10 Residential District.

Mr. Walker asked Mr. Mulholland to schedule this item.

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

2. Zoning Official

- Mr. Mulholland said the Hope Street Apartments are moving along.
- The Hendel Station will begin work on August 1st.
- Still some Gateway discussion.

Mr. Mulholland briefly discussed blight cases as well as A Frame Signs with the Commission.

3. Comments from Ex-Officio

Ms. Hardy observed that there always seems to be an issue with signs, and said some find Flanders Four Corners a distraction because of the signage. She added that the Tree Warden by definition is allowed to take signs down.

Ms. Hardy updated the Commission about the Fire Department Tax Abatement Program (to attract volunteers), as well as the following:

- There is a two year waiting list for AHEPA in East Lyme and a four year waiting list in Groton.
- The Board of Selectmen has drafted a letter to the DOT regarding the Exit 74 ramps.
- Expedia listed Niantic/East Lyme as one of the ten best places to vacation in the U.S.

4. Comments from Zoning Board Liaison to Planning Commission

Mr. Peck detailed the Planning Commission meeting of June 5th, 2018 and the Zoning Commission had an in-depth conversation about the Planning Commission.

Mr. Peck stressed the importance of site visits for Planning, as encouraged by Randall Arendt.

Ms. Thurlow is scheduled to attend the next meeting.

5. Comments from Chairman

Mr. Walker said they need to make more of an effort to attend the Planning Commission meetings.

Adjournment

MOTION (3)

Mr. McPherson moved to adjourn the Zoning Commission Meeting at 8:45 p.m.

Mr. Manning seconded the motion.

Motion passed, 6-0-0.

Respectfully Submitted,

Brooke Stevens

Recording Secretary