

**TOWN OF EAST LYME
ZONING COMMISSION
September 20th, 2018
REGULAR MEETING MINUTES**

Members Present:

George McPherson
Norm Peck
Terence Donovan
Kimberly Kalajainen
John Manning
Anne Thurlow, Alternate (*Sat as a Regular Member)
William Dwyer, Alternate
James Liska, Alternate (Arrived at 7:37 p.m.)

FILED

Sept 24 20 18 AT 9:10 AM/PM

EAST LYME TOWN CLERK

Also Present:

Bill Mulholland, Zoning Officer
Rose Ann Hardy, Ex-Officio
Thomas Fitting, Planning Representative

Absent:

Matthew Walker, Chairman

Mr. McPherson called the Zoning Commission meeting to order at 7:30 p.m.

Pledge of Allegiance

Mr. McPherson led the Pledge.

Public Hearing

1. Continuation of the 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.

This application has been withdrawn.

Regular Meeting-

1. 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.

This application has been withdrawn.

2. Request of Christopher D. DeFiore, Agent for Christopher Jagel, Owner, for a Coastal Area Management Review at 43 Manwaring Road, Niantic, Connecticut.

Mr. McPherson read Mr. Mulholland's memorandum dated September 20th, 2018 into the record.

Christopher D. DeFiore of 10 Maywood Drive Old Lyme, CT came forward representing the Applicant and made the following comments about their CAM application:

- Their plan is to remove the existing home from the foundation and raise the height by 2 feet to meet the change in FEMA Storm Water Regulations.
- A new home will be built on the existing foundation and a new open deck will be added to the south.
- Going to flood proof the foundation and utilize the flood gates.
- The existing grades on the lot will remain the same and a silt barrier will be utilized along the south and west sides to keep erosion and/or sedimentation from reaching the water.
- Hay bales will be used for the silt fence.
- The stone wall on the property will act as an additional barrier to the water.
- There will be a minimal increase (+135 sf) in impervious cover on the site.
- The application has no potential adverse impacts on the site and is consistent with coastal policies.

Mr. Manning asked if the footprint will increase with the garage and Mr. DeFiore said yes, they're going from a 1 to 2 door attached garage.

MOTION (1)

Ms. Kalajainen moved to approve the Request of Christopher D. DeFiore, Agent for Christopher Jagel, Owner, for a Coastal Area Management Review at 43 Manwaring Road, Niantic, Connecticut for the following reasons:

1. Application is consistent with all-applicable goals and conditions of the CAM Act.
2. Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.

Ms. Thurlow seconded the motion.

Motion passed, 6-0-0.

3. Approval of Minutes of September 6, 2018.

MOTION (2)

Ms. Kalajainen moved to approve the Meeting Minutes of September 6, 2018.

Mr. Donovan seconded the motion.

Mr. Peck said on the 2nd page of the Public Hearing Minutes, last paragraph there should be a period added where it says "Having the operation run from May 1st thru October 1st..." to separate the sentences. He said that in terms of "this would result in only ½ the requested cabins" what was said is that this is "a density issue."

MOTION (3)

Ms. Kalajainen moved to approve the Meeting Minutes of September 6, 2018 as amended.

Mr. Donovan seconded the motion as amended.

Motion passed, 5-0-1.

Mr. McPherson abstained from the vote due to his absence from the September 6, 2018 Meeting.

Old Business-

1. Subcommittee-Mixed Use in CB Zone
This is being worked on.

2. Subcommittee-Site Plan Requirements/Architectural Regulations

Mr. Mulholland said he will have a map for the Commission to review at the next meeting.

3. Subcommittee- Alternative Care Dispensaries

Mr. Mulholland said the next meeting is scheduled for October 1st, 2018 at 7:00 p.m.

I. New Business

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

Mr. Donovan asked about food trucks in East Lyme and Mr. Mulholland explained there is a vendor ordinance which falls under the Board of Selectmen; vending is supposed to be moving and not stationary.

4. Zoning Official

Mr. Mulholland shared the following:

- He has been informally approached about a couple of new affordable housing proposals.
- The Shell Gas Station and Hope Street Condos are both moving along.
- Park Place is also moving along.
- There was an enforcement issue on High Street which ultimately led to an eviction; the former tenants were running an illegal rooming house and the police were called to the house 85 times.
- Costco should be in October 1st for building permit fees.

Mr. Peck said he previously brought up a few meetings back his attendance at a Planning Commission meeting and their apparent confusion regarding CDD Regulations. Mr. Mulholland said he will speak to Mr. Goeschel about this tomorrow.

5. Comments from Ex-Officio

Ms. Hardy had no report.

6. Comments from Zoning Board Liaison to Planning Commission

Mr. Walker was not in attendance. Ms. Kalajainen said she is unable to attend the October 2nd meeting and Mr. Liska said he will take her place.

7. Comments from Chairman

There were none.

Adjournment

MOTION (4)

Ms. Kalajainen moved to adjourn the Zoning Commission Meeting at 7:57 p.m.

Ms. Thurlow seconded the motion.

Motion passed, 6-0-0.

Respectfully Submitted,
Brooke Stevens, Recording Secretary

