

TOWN OF EAST LYME
ZONING COMMISSION
FEBRUARY 7th, 2019
MEETING MINUTES

Members Present:

Matthew Walker, Chairman
Norm Peck
Terence Donovan
George McPherson, Secretary
Kimberly Kalajainen
Anne Thurlow, Alternate (*Sat as a Regular Member)

FILED IN EAST LYME
CONNECTICUT
Feb 13, 2018 AT 8:46 AM/PM
Brook Green ATC
EAST LYME TOWN CLERK

Absent:

John Manning
Bill Mulholland, Zoning Officer
Rose Ann Hardy, Ex-Officio
James Liska, Alternate
William Dwyer, Alternate

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

The Commission sat Ms. Thurlow as a Regular Member for the evening.

Pledge of Allegiance

Mr. Walker led the Pledge.

Public Delegations

There were none.

Public Hearing-

- 1. Application of Pazz Construction, Applicant, for Margaret Prokop, Co-conservator/Owner, for a zone change from existing RU-40 to CA of a portion of the property at 285 Boston Post Road, East Lyme Assessor's Map 30.1, Lot 59.**

Mr. Walker noted this item is being continued without discussion at the request of the Applicant; it has been continued to February 7th, 2018.

- 2. Application of Pazz Construction, Applicant, for Margaret Prokop, Co-Conservator/Owner, for a Special Permit for the construction of four units of elderly housing at 285 Boston Post Road, East Lyme Assessor's Map 30.1, Lot 59.**

Mr. Walker noted Mr. Walker noted this item has been continued without discussion at the request of the Applicant; it has been continued to February 7th, 2018

- 3. Request of Jennifer & William Argyle for a text amendment to the East Lyme Zoning Regulations, Section 25.5 of Minimum Controls to allow Mixed Use Development in the CA Zone.**

Mr. Walker explained that for now the Argyle's have withdrawn their application and will continue working on their request with Mr. Mulholland.

- 4. Application of Jonathan Tunsky for a Special Permit under Section 8, 9, 24 and 25 of the East Lyme Zoning Regulations to renovate an existing baseball field into a Miracle League Field at 171 Boston Post Road, East Lyme Assessor's Map 31.1 Lot 31.**

Mr. Walker said the Applicant has requested that this item be continued until February 21st, 2019.

Regular Meeting

- 1. Application of Pazz Construction, Applicant, for Margaret Prokop, Co-conservator/Owner, for a zone change from existing RU-40 to CA of a portion of the property at 285 Boston Post Road, East Lyme Assessor's Map 30.1, Lot 59.**

This item has been continued.

- 2. Application of Pazz Construction, Applicant, for Margaret Prokop, Co-conservator/Owner, for a Special Permit for the construction of four units of elderly housing at 285 Boston Post Road, East Lyme Assessor's Map 30.1, Lot 59.**

This item has been continued.

- 3. Request of Jennifer & William Argyle for a text amendment to the East Lyme Zoning Regulations, Section 25.5 of Minimum Controls to allow Mixed Use Development in the CA Zone.**

This item has been withdrawn.

- 4. Application of Jonathan Tunsky for a Special Permit under Section 8, 9, 24 and 25 of the East Lyme Zoning Regulations to renovate an existing baseball field into a Miracle League Field at 171 Boston Post Road, East Lyme Assessor's Map 31.1 Lot 31.**

This item has been continued.

- 5. Approval of Minutes of January 17th, 2019**

MOTION (1)

Mr. McPherson moved to approve the Public and Regular Meeting Minutes of January 17th, 2019 as presented.

Mr. Donovan seconded the motion.

Motion carried, 5-0-1.

Ms. Kalajainen abstained from the vote due to her absence from the January 17th, 2019 meeting.

Old Business-

1. Subcommittee-Mixed Use in CB Zone

Mr. Walker noted Mr. Mulholland could not be with us tonight.

2. Subcommittee-Site Plan Requirements/Architectural Regulations

Mr. Donovan said they really need to start moving on this and Mr. Walker said he will speak with Mr. Mulholland.

New Business-

1. Application of Stephen Dinsmore, for a Text Amendment to the East Lyme Zoning Regulations to allow residential beekeeping as an accessory use to residential uses in all districts.

Mr. Walker asked that this item be scheduled for March 21st, 2019.

2. Application of Joe Wren, P.E., Indigo Land Design, LLC, Agent for Michael C and Karen A Beebe, Owners; for a Coastal Area Management Review for demolition of an existing single family dwelling and construction of a new single family dwelling on property located at 8 Point Road, East Lyme Assessor's Map 04.14 Lot 23.

Mr. Walker asked that this item be scheduled for February 21st, 2019.

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

There was none.

4. Zoning Official

Mr. Mulholland was not in attendance.

5. Comments from Ex-Officio

Ms. Hardy was not in attendance.

6. Comments from Zoning Board Liaison to Planning Commission

Ms. Kalajainen said she did not attend the meeting. Mr. Walker said the entire Commission, himself included, need to make more of an effort to attend the Planning Commission meetings. Mr. Donovan reminded the Commission Members that they discussed and decided to revamp the schedule so that every Member covers the same number of meetings.

7. Comments from Chairman

There were none.

Mr. Peck detailed how a woman in attendance at the previous meeting had never considered seeking medical marijuana treatment until she heard the discussion that night; she has sought treatment and found it very beneficial. Mr. Peck said he wanted the Commission to know their meeting had a positive impact for an individual merely by listening to their discussion.

Adjournment

MOTION (2)

Mr. McPherson moved to adjourn the Zoning Commission Meeting at 7:45 p.m.

Ms. Kalajainen seconded the motion.

Motion passed, 6-0-0.

Respectfully Submitted,

Brooke Stevens
Recording Secretary