

**East Lyme Zoning Commission  
May 20th, 2021  
Public Hearing & Regular Meeting Minutes**

**Meeting Link:**

<https://us02web.zoom.us/j/89726476631?pwd=QmtOT0x5V3pueDJYQIE1Vm4vaFFIdz09>

**Members Present:**

Matthew Walker, Chairman

Norm Peck

Kimberly Kalajainen

Terence Donovan, Secretary

Anne Thurlow

Bill Dwyer (joined at 7:57 p.m.)

Denise Markovitz, Alternate (sat as a Regular Member)

**Also Present:**

Jennifer Lindo, Zoom Moderator

**Absent:**

Bill Mulholland, Zoning Official

James Liska, Alternate

George McPherson, Alternate

Rose Ann Hardy, Ex-Officio

FILED

May 28, 2021 AT 8:02AM/PM

Brianna Stoeur AIC  
EAST LYME TOWN CLERK

**Present for Applications:**

Todd Sakowski

The Regular Meeting of the East Lyme Zoning Commission was held on Thursday, May 20th, 2021, at 7:30 p.m., via Zoom; this teleconference was recorded in its entirety and in accordance with the requirements of executive order 7B, issued by Governor Lamont, which allows for public meetings to be held over teleconference.

**I. Roll Call and Call to Order**

Mr. Walker called the meeting of the Zoning Commission to order at 7:34 p.m., took roll call, and sat Ms. Markovitz as a regular member for the evening.

**II. Public Delegations**

Time set aside for the public to address the Commission on subject matters not on the Agenda.

No members of the Public were in attendance.

### **III. Public Hearings**

- 1. Application of the East Lyme Zoning Commission for a Text Amendment to the East Lyme Zoning Regulations Section 25.4.3-t to add "should a public hearing for a Special permit be continued the applicant shall modify or replace the sign and add language announcing the continuance which shall include the time, date and location of said hearing".**

Mr. Walker noted the legal ad for this item has been run and Mr. Donovan read Mr. Mulholland's memorandum dated April 18th, 2021 into the record.

The Commission discussed the text amendment and some of the following was said:

- Mr. Walker noted that Mr. Donovan thought of and had a large part in generating this text amendment.
- He said it makes sense because we want public comment, input and for them to be informed; as a Commission, we want transparency.
- Mr. Donovan said in the past there have been applications during which an applicant has postponed their scheduled public hearing and many members don't follow up on the next meeting or are unaware of the postponement.
- Mr. Peck said he's not opposed to this idea and understands the reason for it, but it's an additional burden for the applicant; when we have a meeting that is continued for two weeks the applicant doesn't have the 15 days they normally do for noticing the public hearing.
- He said there has to be some kind of due date for the sign being posted.
- Mr. Donovan proposed adding "shall modify or replace the sign within 3 days of continuation."
- Mr. Peck said he isn't sure if 3 days is enough time.
- Mr. Donovan said the sign is already made, all that is required, is for the date to be changed.
- Mr. Peck suggested "7 days prior to the continued public hearing date" instead.
- Mr. Walker said he thinks that is sufficient, it gives people several days to drive by the sign and see it.
- Mr. Donovan asked if we should postpone this item and consult with Mr. Mulholland about the additional language.
- Mr. Walker said this public hearing will have to be continued in case anyone from the public wishes to speak after hearing the new language.

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

#### **MOTION (1)**

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

**Ms. Thurlow seconded the motion.**

**Motion carried, 6-0-0.**

**2. Application of Todd Sakowski for a text amendment to the East Lyme Zoning Regulations Section 20.28 and 25.3.3 to allow Taproom Brewery Service in CB Zones by way of a Special Permit.**

Mr. Donovan said he's going to recuse himself from this item.

Mr. Walker noted the legal ad for this item has been run and Mr. Walker read Mr. Mulholland's memorandum dated May 17th, 2021 into the record.

Mr. Sakowski came forward and offered the following comments:

- During Covid there were some executive orders that went into place which allowed them to have a patio.
- It was a huge savior for them throughout the Summer months and carried them through today.
- The most common thing they heard from customers was that they liked it and was it going to be permanent.
- This application is really just a continuation of what they're already doing.
- It brings people outside where they want to be during the Summer and nice days are always slow for them inside the taproom.
- The food truck portion was added in case they did get permission but the wording can certainly be changed for clarification.
- Most of the language is inline with what restaurants are currently allowed to do.

Mr. Walker said the vendor question is not necessarily a question that needs to be answered tonight since this application is for a text amendment and they would still need to apply for the special permit to proceed.

Mr. Walker called for Commission comments and there was none.

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

Mr. Walker said this looks pretty straightforward to him and the foodtruck question can be resolved as we move along.

**MOTION (2)**

**Ms. Kalajainen moved to close the Public Hearing at 7:43 p.m.**

**Mr. Dwyer seconded the motion.**

**Motion carried, 6-0-0.**

**IV. Regular Meeting**

- 1. Application of the East Lyme Zoning Commission for a Text Amendment to the East Lyme Zoning Regulations Section 25.4.3-t to add "should a public hearing for a Special permit be continued the applicant shall modify or replace the sign and**

**add language announcing the continuance which shall include the time, date and location of said hearing".**

This Public Hearing has been continued until the next meeting.

**2. Application of Todd Sakowski for a text amendment to the East Lyme Zoning Regulations Section 20.28 and 25.3.3 to allow Taproom Brewery Service in CB Zones by way of a Special Permit.**

Mr. Walker noted that Mr. Dwyer joined the zoom meeting at 7:57 p.m. Mr. Dwyer confirmed that he's up to speed on this application since only 5 members are sitting and Mr. Donovan has recused himself.

Ms. Thurlow asked if the food trucks are vendors from Niantic and Mr. Sakowski responded that their preference is to work with local restaurants but have gone outside of Town when necessary.

Mr. Walker said they have a great business and have been an asset to the Town.

**MOTION (3)**

**Ms. Kalajainen moved to approve the application of Todd Sakowski for a text amendment to the East Lyme Zoning Regulations Section 20.28 and 25.3.3 to allow Taproom Brewery Service in CB Zones by way of a Special Permit, as presented.**

**Ms. Markovitz seconded the motion.**

**Motion carried, 6-0-0.**

Mr. Mulholland said these items will be published next Thursday April 15th, 2021 and become effective next Friday April 16th, 2021.

Mr. Donovan rejoined the Commission and Ms. Markovitz stepped down from sitting as a regular member since Mr. Dwyer joined the meeting.

**3. Approval of Minutes**

a. April 22nd, 2021

**MOTION (4)**

**Mr. Donovan moved to approve the meeting minutes of April 22nd, 2021 as presented.**

**Mr. Dwyer seconded the motion.**

**Motion carried, 5-0-1.**

Mr. Walker abstained from the vote due to his absence from the April 22nd, 2021 meeting.

**V. Old Business**

There was none.

**VI. New Business**

Mr. Donovan remind everyone that a subcommitte consisting of himself, Mr. McPherson, and Ms. Markovitz was created to review the CA regulations; they will be meeting in the future.

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

There was none.

**2. Zoning Official**

Mr. Mulholland was not in attendance.

**3. Comments from Ex-Officio**

Ms. Hardy was not in attendance.

**4. Comments from Zoning board liaison to Planning Commission**

Ms. Thurlow said they voted to affirm the two text amendments we heard tonight. Mr. Peck said he attended the special meeting held beforehand and the Plan of Conservation and Development Subcommittee is meeting every other month as a means to monitor, promote and discuss the recommendations of the Plan. He added he thinks it's a good idea.

**5. Comments from Chairman**

Mr. Walker said he's glad things are getting better as it relates to Covid and that we will be meeting in person.

**Adjournment****MOTION (5)**

**Mr. Donovan moved to adjourn the May 20th, 2021 Zoning Commission meeting at 8:07 p.m.**

**Ms. Thurlow seconded the motion.**

**Motion carried, 6-0-0.**

Respectfully Submitted, Brooke Stevens, Recording Secretary