

TOWN OF EAST LYME
ZONING COMMISSION
October 7th, 2021
PUBLIC & REGULAR MEETING MINUTES

Members Present:

- Norm Peck
- Terence Donovan
- Bill Dwyer
- Anne Thurlow
- Denise Markovitz, Alternate (Sat as a Regular Member)

Absent:

- Matthew Walker, Chairman
- Kimberly Kalajainen
- George McPherson, Alternate
- James Liska, Alternate

FILED

oct 14, 20 21 AT 9:22 AM/PM
Brooke Stearns ATC
EAST LYME TOWN CLERK

Also Present:

- Bill Mulholland, Zoning Official
- Rose Ann Hardy, Ex-Officio

Acting Chairman Donovan called the Zoning Commission meeting to order at 7:33 p.m.

Pledge of Allegiance

Mr. Donovan led the Pledge.

Mr. Donovan sat Ms. Markovitz as a Regular Member for the evening.

Public Delegations

There were none.

Public Hearing

1. Application of Theodore A. Harris, Esq/Christopher Manwaring for a text amendment to the East Lyme Zoning Regulations to add to Section 8.2 Landscaping Service Company as a Special permit in a CA Zone.
2. Application of Theodore A. Harris, Esq., for Laurie Zrenda, for a Text Amendment to the East Lyme Zoning Regulations to add to Section 11.2 Marijuana Dispensary as a Special permit in an LI Zone, and add restrictions to Section 25.5, Table of Minimum Controls for Marijuana Dispensary.

Ms. Thurlow read correspondence from Attorney Harris into the record; Mr. Harris requested that both applications be opened and continued without testimony since a full commission is not available to hear the applications and because one Commission member will be recusing himself.

In his email Mr. Harris pointed out that because this is a regulation change, there is a requirement of four affirmative votes regardless of the number of members sitting and given this, he requested that these matters be continued to the next regular meeting of the Commission when they will hopefully have a full commission available to sit and review the applications.

MOTION (1)

Mr. Peck moved to continue the Public Hearing for the Application of Theodore A. Harris, Esq. Christopher Manwaring for a text amendment to the East Lyme Zoning Regulations to add to Section 8.2 Landscaping Service Company as a Special permit in a CA Zone, and to continue the Public Hearing for the Application of Theodore A. Harris, Esq., for Laurie Zrenda, for a Text Amendment to the East Lyme Zoning Regulations to add to Section 11.2 Marijuana Dispensary as a Special permit in an LI Zone, and add restrictions to Section 25.5, Table of Minimum Controls for Marijuana Dispensary.

Ms. Thurlow seconded the motion.

Motion carried, 5-0-0.

Regular Meeting

- 1. Application of Theodore A. Harris, Esq., for Christopher Manwaring for a text amendment to the East Lyme Zoning Regulations to add to Section 8.2 Landscaping Service Company as a Special permit in a CA Zone.**
- 2. Application of Theodore A. Harris, Esq., for Laurie Zrenda, for a Text Amendment to the East Lyme Zoning Regulations to add to Section 11.2 Marijuana Dispensary as a Special permit in an LI Zone, and add restrictions to Section 25.5, Table of Minimum Controls for Marijuana Dispensary.**

The items have been continued to the next regularly scheduled Zoning Commission meeting.

3. Approval of Minutes of September 16th, 2021.

Ms. Thurlow said on page 16 it says she abstained from the vote for the approval of the September 2nd, 2021 meeting minutes when it should read that Ms. Markovitz abstained.

MOTION (2)

Ms. Markovitz moved to approve the Meeting Minutes of September 16th, 2021 as amended.

Ms. Markovitz seconded the motion.

Motion carried, 5-0-0.

Old Business-

There was none.

New Business-

1. Application of Viking Firearms and Training, LLC, for a special permit for indoor recreation Section 11.2.4, retail sale, Section 11. 2.5 and office, section 22.1.9, at property identified in the application as 15 Industrial Park Drive, East Lyme Assessor's map 26.1 lot 2.

Mr. Donovan requested that this item be scheduled for November 4th, 2021.

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

Mr. Dwyer said application #2 should be on the agenda at all and Mr. Donovan explained that they cannot discuss this and that all comments should be reserved for the continuation of the Public Hearing.

3. Zoning Official

Mr. Mulholland noted the Zoning Commission schedule is pretty heavy with applications and reminded everyone that they will be meeting on both October 14th and 21st because of this.

4. Comments from Ex-Officio

Ms. Hardy shared some of the following:

- The Board of Selectmen met last night and they approved some additional uses for the American Rescue Funds.
- The items that were voted on last evening will now go to the Board of Finance for review and approval.
- If they approve all the expenditures, then that will be forwarded to a Town Meeting.

Mr. Dwyer asked if the Town will have a referendum for or against marijuana, and Ms. Hardy responded that they won't until they see what action the Zoning Commission takes. She further explained that they would not want to spend the money on legal fees and assistance in developing an ordinance, if in fact the Zoning Board didn't approve the request in the first place.

Mr. Dwyer said he disagrees with that stance and they further discussed how and when an ordinance would be drafted.

1. Comments from Zoning Board Liaison to Planning Commission
 - a. Peck - October 12th, 2021
 - b. Thurlow - November 9th, 2021
 - c. Walker - December 14th, 2021

Mr. Donovan noted that Mr. Peck and Ms. Thurlow will be swapping their scheduled Planning meetings.

2. Comments from Chairman
Mr. Donovan said Mr. Walker is attending a wedding in Florida and noted the next couple of meetings will be busy ones.

Adjournment

MOTION (3)

Ms. Thurlow moved to adjourn the Zoning Commission Meeting at 7:53 p.m.

Ms. Markovitz seconded the motion.

Motion carried, 5-0-0.

Respectfully Submitted,

Brooke Stevens,
Recording Secretary