

**East Lyme Zoning Commission
Regular Meeting
November 16, 2006 – 7:30 PM East Lyme Town Hall
Minutes**

PRESENT: Mark Nickerson – Chairman, Norman Peck, Pamela Byrnes, Marc Salerno, William Dwyer – Alternate, Edward Gada

ABSENT: Rosanna Carabelas

PANEL: Mark Nickerson - Chairman, Norman Peck, Pamela Byrnes, Marc Salerno, William Dwyer – Alternate, Edward Gada

Meeting called to order by Mark Nickerson

Pledge of Allegiance

Pledge was observed

Public Delegations

None

Public Hearing

None

FILED IN EAST LYME TOWN
CLERK'S OFFICE
NOV 17 20 06 at 1:30 AM
PM
Esther B Williams
EAST LYME TOWN CLERK

Regular Meeting

Dr. Byrnes motioned to amend November 2, 2006 minutes for typographical errors. Mr. Peck seconded the motion. Motion carried 5-0-1

Mr. Nickerson motioned to approve amended minutes of November 2, 2006. Mr. Salerno seconded. Motion carried 4-0-2

Old Business

1. **Stormwater** – Mr. Peck expressed a desire to schedule a presentation by Bruce Morton and to invite in-house engineering and planning staff. Mr. Nickerson agreed to schedule a presentation at the December 7, 2006 meeting by Mr. Morton and to request information from the planning board regarding stormwater.

2. **Aquifer Protection** – Mr. Nickerson requested a motion to ask Mr. Mulholland, Zoning Official, to schedule a public hearing on the proposed regulations. Mr. Peck requested the insertion of a paragraph intended to summarize, clarify and simplify the language of the regulations for the public. Mr. Salerno requested inclusion of a map, if and when available, indicating areas to be affected by the proposed regulations. The committee agreed to adopt all proposed regulations at this time, subject to public hearing and later Zoning Commission review. The committee further agreed to request Mr. Mulholland schedule a public hearing and summarize regulations.

3. **Niantic Village District Subcommittee** – Scheduled to report after the holidays.
4. **By-Law Subcommittee** – Mr. Nickerson to reword Article 2, Section 3, Number 3. Regarding Article 2, Section 3, Number 4, Mr. Peck requested insertion of additional words to clarify communication with the press. Regarding Article 3 Section 1, Mr. Peck requested inclusion of the words “unless, and in the case of, a conflict” when referring to the use of alternates. Further the committee agreed to ask the town attorney for the definition of the word *recuse* and whether it was being used correctly. Mr. Nickerson to reword Article 3, Section 4. General discussion regarding the seating of alternates.
5. **Industrial Zone Subcommittee** – Mr. Salerno submitted proposed regulations, highlighting changes. General discussion. Mr. Nickerson thanked Mr. Salerno and Mr. Peck for their hard work. Committee agreed to request Mr. Hulholland review regulations and schedule for public hearing.
6. **Drive Thru** – No action taken

New Business

1. **Business on the Floor** – Mr. Dwyer asked the percentage of housing now deemed affordable. The Committee felt approximately 6 percent of the housing would now be considered affordable against a state-mandated goal of 10 percent. Mr. Dwyer asked if elderly housing was considered affordable. The Committee answered, only if the elderly housing was subsidized or low income.

Mr. Nickerson requested a correction of minutes from last meeting which referenced Sea Spray Condominiums. D’Amato Group should have been referenced.

**Dr. Byrne motioned to adjourn. Mr. Peck seconded. Carried 6-0-0
Meeting adjourned 8:58 PM**