

Aug 6 2007 at 2:10 PM
Esther B. Williams
EAST LYME TOWN CLERK

EAST LYME ZONING COMMISSION
REGULAR MEETING
Thursday, AUGUST 2nd, 2007
MINUTES

The East Lyme Zoning Commission held a Regular Meeting on August 2, 2007 at the East Lyme Middle School Auditorium, 37 Society Road, Niantic, CT.

- PRESENT:** Rosanna Carabelas, Acting Chairman, Pamela Byrnes, Acting Secretary, Ed Gada, Marc Salerno, Norm Peck, Robert Bulmer, Alternate
- ALSO PRESENT:** William Mulholland, Zoning Official
- ABSENT:** Mark Nickerson, Chairman, William Dwyer, Alternate, Joe Barry, Alternate
- PANEL:** Rosanna Carabelas, Acting Chairman, Pamela Byrnes, Acting Secretary, Ed Gada, Marc Salerno, Norm Peck, Robert Bulmer, Alternate

The Pledge was observed.

1. Call to Order

Acting Chairman Carabelas called this Regular Meeting of the Zoning Commission to order at 11:50 PM after the previously scheduled Public Hearings.

Public Delegations

Ms. Carabelas called for anyone from the public who wished to address the Commission on subject matters not on the Agenda.

There was no one.

Regular Meeting

1. Application of Landmark Investment Group, LLC ("Landmark") for approval of a text amendment to Section 32 of the East Lyme Zoning Regulations adding a Section entitled "Affordable Housing District" (AHD);
2. Application of Landmark to rezone land of Jarvis of Cheshire, LLC and Landmark Development Group LLC from its existing zoning designation to an Affordable Housing District. The application is in connection with a proposed Affordable Housing Development to be known as "River View Heights VI (A Residential Community)". The property to be rezoned is located immediately southeast of River Road, Hill Road and Calkins Road, west of the Niantic River and Quarry Dock Road, and east of King Arthur Drive and is further identified in the application.
3. Application of Landmark for approval of a Preliminary Site Plan for the construction of between 1548 and 1720 units under the newly proposed Section 32 of the zoning regulations.
4. Application of Landmark for approval of a coastal management Site Plan.

Ms. Carabelas said that the Public Hearing on these four applications has been continued to the September 6, 2007 Regular Meeting of the Commission.

- 5. Application of GPF Flanders Plaza LLC for a special permit for a fast food restaurant at property identified in the application as 15 and 19 Chesterfield Road, Niantic, CT. Property further identified as Lots 55 and 54 on the East Lyme Assessor's Map 31.1.**

Mr. Mulholland said that this Public Hearing has been closed and that they are running out of time to make a decision on it and that they would probably have to schedule a Special Meeting for this.

After much discussion among the Commission members, it was decided to hold a Special Meeting on Monday, August 6, 2007 at 7 PM in the downstairs meeting room for the purposes of making a decision on this application only.

- 6. Approval of Minutes – Public Hearing I, Public Hearing II and Regular Meeting Minutes of June 7, 2007 and; Public Hearing I, Public Hearing II and Regular Meeting Minutes of June 21, 2007 and; Special Meeting Minutes, Public Hearings I-IV, Public Hearing V and Regular Meeting Minutes of July 12, 2007.**

Due to time constraints, this was tabled to the next meeting.

Old Business

- 1. Stormwater**

There was nothing new to report.

- 2. Subcommittee – Niantic Village – CB Zones (Mark Nickerson, Marc Salerno & Norm Peck)**

This is being worked on and is moving along.

- 3. By-Laws Subcommittee (Mark Nickerson & Pamela Byrnes)**

There is a draft of these changes with the Town Attorney for his review and they have not heard anything on them yet.

- 4. Subcommittee – Adult Uses (Rosanna Carabelas)**

Ms. Carabelas said that she is getting together with Mr. Mulholland on this.

- 5. Subcommittee – Government Buildings (Mark Salerno, Rosanna Carabelas)**

Mr. Mulholland noted that they have a preliminary report to review for discussion at the next meeting.

New Business

- 1. Application of Michael Rivera and Nicholas Marocola for a Text Amendment to add child care Facility by Special Permit within Section 11 of the Zoning Regulations.**

Ms. Carabelas asked Mr. Mulholland to schedule this for Public Hearing.

- 2. Application of David Coonrod for a waiver of Section 20.8 road frontage for rear lots for property identified in the application as 40 Smith Street, Niantic, CT 06357**

Ms. Carabelas asked Mr. Mulholland to place this on the next agenda due to the time factor this evening.

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

There was none.

- 4. Zoning Official**

Mr. Mulholland said that he would make arrangements for the Special Meeting on Monday evening.

- 5. Comments from Ex-Officio**

There was no report.

- 6. Comments from Zoning Commission liaison to Planning Commission**

No one was present to comment.

- 7. Comments from Chairman**

There were no comments.

8. Adjournment

****MOTION (1)**

Mr. Gada moved to adjourn this Regular Meeting of the East Lyme Zoning Commission at 11:56 PM.

Mr. Peck seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary