

East Lyme Zoning Commission  
REGULAR MEETING  
August 4, 2005

FILED IN EAST LYME TOWN  
CLERK'S OFFICE

Aug 12 20 05 at 11:30 AM PM

*Esther B. Williams*  
EAST LYME TOWN CLERK

**Present:** Mark Nickerson, Chairman, Shawn McLaughlin, Pamela Byrnes, Norman Peck, Ed Gada and William Henderson, Alternate.

**Also Present:** William Mulholland, Zoning Official  
Marc Salerno, Alternate  
Rosanne Hardy, Ex-Officio

**Absent:** Rosanna Carabelas

**Regular Meeting**

**1. Call to Order**

Mark Nickerson called the regular meeting to order immediately after the Public Hearings at 10:11 p.m.

**2. Approve the minutes of July 7, 2005 Regular Meeting**

**\*\*\*MOTION (1)**

Pamela Byrnes made a motion to approve the minutes of the July 7, 2005 Regular Meeting as presented. Norman Peck seconded the motion.

Vote 4-0-2. Motion passed.

Abstained: Shawn McLaughlin and William Henderson, Alternate

**3. Application of Attorney Theodore A. Harris to amend Section 12A.5.1. of the East Lyme Zoning Regulations to modify the setback and separation requirements as they apply to single family dwelling units. With respect to all other structures, a minimum setback of six feet from internal roadways shall apply.**

Mr. Nickerson noted that this application was to correct an omission from a previous-approved application.

**\*\*\*MOTION (2)**

Pamela Byrnes made a motion to approve the application of Attorney Theodore A. Harris to amend Section 12A.5.1. of the East Lyme Zoning Regulations to modify the setback and separation requirements as they apply to single family dwelling units. With respect to all other structures, a minimum setback of six feet from internal roadways shall apply.

Ed Gada seconded the motion.

Vote 6-0-0. Motion passed.

**Reason: The application is consistent with the regulations that were previously passed and are logical for the direction of development that we would like to see occur in these special-use areas.**

It will be published on August 11, 2005 and be effective on August 12, 2005.

Mr. Nickerson seated Mr. Peck and sat Mr. Salerno on the panel.

**4. Application of Theodore A. Harris to amend the East Lyme Zoning Regulations to permit Auto Body Shops in CA Commercial Zoning Districts.**

Mr. Gada stated that a lot of information was presented at the public hearing and time is required to review it.

Ms. Byrnes has serious concerns regarding issues about appearance, pollution and noise.

Mr. Salerno noted his apprehension of including Auto Body Shops in a CA zone.

Mr. Nickerson brought out the point that because the zone is surrounded by Interstate Highway 95 anything can happen and that possibly a new shop would be safer than an old one. He also wanted to review the information presented at the public hearing before voting.

**\*\*\*MOTION (3)**

Ed Gada made a motion to table a vote on the application of Theodore A. Harris to amend the East Lyme Zoning Regulations to permit Auto Body Shops in CA Commercial Zoning Districts until all information presented at the public hearing can be reviewed.

William Henderson seconded the motion.

Vote 6-0-0. Motion passed.

Mr. Peck was seated back on the panel and Mr. Salerno sat down.

5. East Lyme Zoning Commission proposal to amend the East Lyme Zoning Regulations to create regulations for Neighborhood Business Zones.

Mr. Nickerson said the general thought from the opinions voiced this evening was that more work needs to be done on this application.

Mr. Peck felt the public hearing was very productive and a lot of information was gathered from it.

**\*\*\*MOTION (4)**

Pamela Byrnes moved to withdraw the East Lyme Zoning Commission proposal to amend the East Lyme Zoning Regulations to create regulations for Neighborhood Business Zones.

William Henderson seconded the motion.

Vote 6-0-0. Motion passed.

Old Business

1. Stormwater

No discussion.

2. Aquifer Protection

No discussion.

New Business

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

**\*\*\*MOTION (5)**

Pamela Byrnes made a motion to add to the agenda the Application for Special Permit and CAM Application by George P. Mitchell to build additional 12 one-bedroom apartment units in a new building on property with existing apartment buildings, Assessor's Map 12.1, Lot 120.

Ed Gada seconded the motion.

Vote 6-0-0. Motion passed.

Mr. Nickerson instructed the Zoning Official to schedule the application for public hearing.

3. Zoning Official

Mr. Mulholland reaffirmed that each member present received the memo with the upcoming August and September schedule. He also noted the next few months will be very busy.

4. Comments from Ex-Officio

No comment was made. Mr. Henderson did ask the status of the new site for the police station. Mrs. Hardy said a meeting is set with the sub-committee to discuss additional properties that came to light. Ms. Byrnes asked about the status of televising the Zoning Commission meetings. Mr. Henderson stated a component was missing for production and he was suppose to be contacted when available. Mr. Henderson will contact the production person.

5. Comments from zoning board liaison to Planning Commission

None.

6. Comments from Chairman

Mr. Nickerson stated that this Commission has done a fabulous job and he is very proud of their work. He asked that zoning issues stay out of the election process.

4. Adjournment

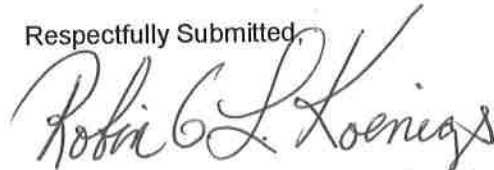
\*\*\*\*MOTION (6)

Pamela Byrnes made a motion to adjourn the Regular Meeting at 10:30 p.m.

Ed Gada seconded the motion.

Vote: 6-0-0. Motion passed.

Respectfully Submitted,



Robin G.L. Koenigs, Recording Secretary