

# EAST LYME ZONING COMMISSION

Regular Meeting, February 17, 2022. 7:30 PM

East Lyme Town Hall, main room

**Members Present:** Chairman Terence Donovan, Norm Peck, Debbie Jett-Harris, Terry Granatek, Jay Ginsberg, Alt., Denise Markovitz, Alt., Dave Schmitt, Alt.

**Members Absent:** Bill Dwyer, Anne Thurlow,

**Also Present:** Bill Mulholland, Zoning Official

Jay Ginsberg, Alt., and Denise Markovitz, Alt., were seated for the absent regular members

**Call to Order:** Chairman Donovan called the meeting to order at 7:30 and the Pledge of Allegiance was recited

**I. PUBLIC DELEGATION:** none

## II. PUBLIC HEARINGS:

1. **Request of the Town of East Lyme Public Library, for a special Permit under East Lyme Zoning Regulation Sections, 20.1.2F, 25.5, 24, 24.7, 26.6E.3 for historical museum, small group meeting room and office at property identified in the application as 1721 Boston Post Road, East Lyme Assessor's Map 31.1, Lot 31.**

N. Peck recused himself and D. Schmitt was seated.

Public Hearing started at 7:33

B. Mulholland informed the Commission that the legal ad was run and properly noticed, and the sign was posted.

T. Donovan read the memo from B. Mulholland, ZEO, dated February 17, 2022.

Elizabeth Kuchta, 154 Pennsylvania Ave., East Lyme Town Historian, stated the East Lyme Public Library has been housing many of the archived items from the Historical Society.

To have these items in a place that is accessible when needed will be a great asset to the Society. The proposed new building will allow for all items to be in one place as many items are now stored in various places throughout the town. The new space will also allow for collections on temporary or permanent loan to be displayed.


E. Kuchta said the brick-and-mortar construction of the building would provide good climate conditions for the keeping of archival materials. She also thought the proximity to the school could allow for children to visit for field trips. The archives will be stored on the upper level and the museum on the lower level.

She does not foresee major renovations except for making the lower floor ADA compliant.

There was no comment from the public

**MOTION: (Markovitz/Jett-Harris) Move to close the Public Hearing. (7:49). Vote: APPROVED unanimously.**

FILED

Feb 22 2022 AT 2:15 AM/PM  
  
EAST LYME TOWN CLERK

## III. REGULAR MEETING

1. Request of the Town of East Lyme Public Library, for a special Permit under East Lyme Zoning Regulation Sections, 20.1.2F, 25.5, 24, 24.7, 26.6E.3 for historical museum, small group meeting room and office at property identified in the application as 1721 Boston Post Road, East Lyme Assessor's Map 31.1, Lot 31.

**MOTION: (Markovitz/ Ginsberg) Move to approve the Request of the Town of East Lyme Public Library, for a special Permit under East Lyme Zoning Regulation Sections, 20.1.2F, 25.5, 24, 24.7, 26.6E.3 for historical museum, small group meeting room and office at property identified in the application as 1721 Boston Post Road, East Lyme Assessor's Map 31.1, Lot 31 with the following conditions:**

1. Waive the 10' buffer requirement of Section 24.6 E 3 because of existing conditions.
2. Parking requirement to be twenty-three (23) spaces as per Section 22.1.18.

**Vote: APPROVED unanimously.**

N. Peck was reseated.

2. Approval of Minutes of January 20, 2022

**MOTION: (Jett-Harris/Granatek) to approve the Minutes of January 20, 2022, as presented.**

**Vote: APPROVED unanimously**

#### IV. OLD BUSINESS-none

#### V. NEW BUSINESS

1. Application of Fresh Lyme Partners LLC, for a special Permit for a cannabis establishment pursuant to Section 11.2.13 of the East Lyme Zoning Regulations at property located at 15 Colton Road, East Lyme Assessor's Map 09.0 lot 14.  
B. Mulholland will schedule Public Hearing
2. Any Business on the floor, if any by the majority vote of the Commission-none
3. Zoning Official  
B. Mulholland informed the Commission the building they approved on 185 Main Street has started construction. The exit 75 travel center has started to clear brush.  
He explained the FEMA memo sent out to the members concerning the need to have the flood ordinance and the regulations match. B. Mulholland will be working with the First Selectman on the Amtrak fence issue.
4. Comments from Ex-Officio: no report
5. Comments from Zoning Board liaison to the Planning Commission: -no report
6. Comments from Chairman: -no report

#### VII. ADJOURNMENT

**MOTION: (Jett-Harris/ Markovitz) to adjourn at 8:07. Vote: APPROVED unanimously**

Respectfully Submitted  
Sue Spang,  
Recording Secretary  
2022 Liaison Schedule:

3/8/2022-Ginsberg, 4/12/2022-Granatek, 5/10/2022-Harris, 6/14/2022-Markovitz, 7/12/2022-Peck,  
8/9/2022-Schmitt, 9/13/2022-Thurlow, 10/11/2022-Donovan, 11/15/2022-Dwyer, 12/13/2022-  
Ginsberg