

**EAST LYME ZONING COMMISSION
PUBLIC HEARING I
Thursday, JANUARY 18th, 2007
MINUTES**

The East Lyme Zoning Commission held the Public Hearing to amend the East Lyme Zoning Regulations, specifically - proposed modifications to Section 11 Light Industrial Zones and Section 24 Site Plan Review Public Hearing on January 18, 2007 at Town Hall, 108 Pennsylvania Avenue, Niantic, CT. Chairman Nickerson opened the Public Hearing and called it to order at 7:33 PM.

PRESENT: Mark Nickerson, Chairman, Rosanna Carabelas, Secretary,
Marc Salerno, Pamela Byrnes, Norm Peck, Joe Barry,
Alternate

ALSO PRESENT: William Dwyer, Alternate
Bob Bulmer, Alternate
William Mulholland, Zoning Official
Rose Ann Hardy, Ex-Officio, Board of Selectmen

ABSENT: Ed Gada

PANEL: Mark Nickerson, Chairman, Rosanna Carabelas,
Secretary, Marc Salerno, Pamela Byrnes, Norm Peck,
Joe Barry, Alternate

FILED IN EAST LYME TOWN
CLERK'S OFFICE
Jan 22 20 07 at 4 AM
PM
Ed B. Williams
EAST LYME TOWN CLERK

Pledge of Allegiance
The Pledge was observed.

Public Hearing I

1. Application of the Town of East Lyme Zoning Commission's proposal to amend its' regulations - specifically - Section 11 - LI - Light Industrial Districts and Section 24 - Site Plan Review

Chairman Nickerson noted that he had seated Joe Barry, Alternate at the table for this Public Hearing.

Mr. Nickerson asked that Ms. Carabelas, Secretary read the correspondence into the record.
Ms. Carabelas read the following correspondence into the record:

- ◆ Letter dated 1/17/07 to EL Zoning Commission Chairman Mark Nickerson from Lisa Picarazzi, Chairman of EL Planning Commission - Re: 8-3a Referral Proposed Amendment to Sect. 11 & 24 of the Zoning Regulations concerning permitted uses in the LI District - noting that the referral dated 11/30/06 was sent in the mail and not received in time for their December meeting and that the Commission at its 1/16/07 meeting felt that there was a lack of background information on the rationale for the proposed changes, particularly the elimination of 'regional shopping center'. They further requested that the public hearing be held open until 2/8/07 so the Planning Commission could complete this referral.

Mr. Nickerson said that he would like to state, for the record, that the letter was stamped and mailed to the Planning Dept. 48 days ago and that they have since met at least once if not twice. He said that this is a referral and that it is his opinion that if this Commission is happy with the changes, that there is no reason for them to hold this public hearing open. The subcommittee has worked very long and hard on this and has been very thorough in doing so. He further said that he is very disappointed in the Planning Staff for not picking up the phone and calling or asking Zoning Staff questions. He said that Zoning has never made a presentation to Planning on any referrals in the past and that he does not see any reason to do so now. This is a referral, just as the other referrals have been.

Ms. Carabelas read the following correspondence into the record:

- ◆ Letter dated 12/27/06 to EL Zoning Commission Secretary Rosanna Carabelas from Gene Lohrs, Chairman, SCCOG Regional Planning Office – Re: Proposed amendments to Town's Zoning Regulations LI District and Sect. 24 Site Plan Review – finding that the proposed text amendments would not have any adverse inter-municipal impact.

Mr. Nickerson noted that no CAM review was required and that the legal ad had run in the New London Day on January 5, 2007 and January 15, 2007.

Mr. Nickerson asked that the subcommittee state what they had as their goal in proposing the changes to these regulations.

Mr. Salerno synopsised that he and Mr. Peck were on this subcommittee and that the basis was to make the industrial park attractive for industrial uses and the thought was that in continuing to allow regional shopping centers there, that they would end up with no industrial areas for people seeking to locate that type of business in Town. He explained that they are also allowing a showroom as an accessory use to a light industrial use that manufactures a product there.

Mr. Mulholland noted that there was a written in addition to Section 11.2.4 – Health Spas and gymnasiums that states: 'Sports facilities and other commercial indoor recreation.'

Mr. Peck asked Mr. Mulholland about the concern of acreage that they had.

Mr. Mulholland said that it is taken care of. He also recommended that in Section 24.6 E. (3) under buffer strip where they have proposed deleting 'to allow traffic flow on or between adjacent properties' that they consider leaving it in as this is helpful in the commercial zones. He said that if they want to eliminate it this evening that they could add it back in at another time.

Mr. Nickerson asked if there were other places in the regulations where it could be added.

Mr. Mulholland said that they could do that.

The consensus of the Commission was to leave the amendment change as it is being presented. The feeling was that there are other areas that this could also be added to and that it can also be addressed within the current regulations.

Mr. Nickerson called three times for anyone from the public who wished to speak in favor, against or neutrally on these proposed amendments to the Zoning Regulations –

Hearing no one –

Mr. Nickerson asked if there were any other comments –

Hearing none he called for a motion to close this public hearing.

****MOTION (1)**

Ms. Byrnes moved that this Public Hearing be closed.

Ms. Carabelas seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Mr. Nickerson closed this Public Hearing at 7:57 PM.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary