

**EAST LYME ZONING COMMISSION  
REGULAR MEETING  
Thursday, MARCH 3rd, 2005  
MINUTES**

FILED IN EAST LYME P  
Mar 7, 2005 AT 3:00 M

*L. A. Blais, Jr.*  
EAST LYME TOWN CLERK

**PRESENT:** Mark Nickerson, Chairman, Ed Gada, Norm Peck,  
William Henderson, Alternate, Marc Salerno, Alternate

**ALSO PRESENT:** Attorney Theodore Harris, representing the Applicant  
Karl Frey, Principal - Vespera Investments  
Michael Dunning, AIA, Principal - Shook Kelley, Inc.  
Robert Pfanner, PE, for the Applicant  
Alan Mess, PE, Barkan & Mess Associates-Traffic Engineers  
William Mulholland, Zoning Official  
Beth Hogan, Ex-Officio, Board of Selectmen

**ABSENT:** Pamela Byrnes, Rosanna Carabelas, Secretary,  
Shawn McLaughlin, William Dwyer, Alternate

**1. Call to Order**

Chairman Nickerson called the Regular Meeting of the Zoning Commission to order at 9:30 PM immediately following the previously scheduled Public Hearings.

**Public Delegations**

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

There were no delegations.

**2. Approval of Minutes – Public Hearing I & II and Special Meeting Minutes of February 14, 2005 and Public Hearing I, II & III and Regular Meeting Minutes of February 17, 2005**

Mr. Nickerson asked if they could, that they motion the Minutes together by date.

He then called for any corrections to or discussion on the Zoning Commission Public Hearing I & II and Special Meeting Minutes of February 14, 2005.

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

Mr. Salerno moved to approve the Zoning Commission Public Hearing I & II and Special Meeting Minutes of February 14, 2005 as presented.

Mr. Peck seconded the motion.

Vote: 4 – 0 – 1. Motion passed.

Abstained: Mr. Henderson

There was not a sufficient quorum of members to vote on the February 17, 2005 minutes so they were tabled until the next meeting of the Commission.

**3. Application of Theodore A. Harris, for a Special Permit for golf course residential accessory use pursuant to Section 12.1.4A of the East Lyme Zoning Regulations at property described in the application as 38 Holmes Road, East Lyme, Connecticut. East Lyme Assessor's Map 57.0, Lot 29.**

Mr. Nickerson noted that some of the information that they had requested was still being reviewed so they would table this until their next meeting.

**4. Application of Theodore A. Harris, agent for Vespera Investments, for a Zone Change from RU-40 Residential to SU-E at properties identified in the Application as 191 Upper Pattagansett Road, 16**

here is the State regulations as they do not encourage or offer an incentive for anyone to want to work with Affordable Housing. He said that he would look into this and get back to them with more information.

**2. Zoning Official**

Mr. Mulholland said that he has heard that Landmark will be back with another application. He noted that at their next meeting that they would have three small applications and would also decide the Katz application that they had tabled this evening.

**3. Comments from Ex-Officio**

Ms. Hogan said that she was glad that they were talking about the Affordable Housing situation, as it is a difficult problem that does need a lot of research. She added that she would not count on the State providing an incentive anytime soon.

**4. Comments from Zoning Board Liaison to Planning Commission**

Ms. Carabelas was not present to comment.

**5. Comments from Chairman**

Mr. Nickerson said that he had heard that there are two signs at Pizza Cucina and other comments about signs around Town and asked if one was coming down.

Mr. Mulholland said that he would look into this as he is also hearing a lot about signs around Town. This is the season for this to happen again and he said that he would be out there monitoring the situation.

**6. Adjournment**

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

**Mr. Salerno moved to adjourn this Regular Meeting of the East Lyme Zoning Commission at 10:00 PM.**

**Mr. Henderson seconded the motion.**

**Vote: 5 – 0 – 0. Motion passed.**

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary