

Sept 10 20 07 at 2:55 AM
PM

**EAST LYME ZONING COMMISSION
REGULAR MEETING
Thursday, SEPTEMBER 6th, 2007
MINUTES**

Esther B. Williams

EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Regular Meeting on September 6, 2007 at Camp Rell, Smith Street, Niantic, CT.

PRESENT: Mark Nickerson, Chairman, Rosanna Carabelas, Secretary,
Pamela Byrnes, Ed Gada, Marc Salerno, Norm Peck

ALSO PRESENT: William Mulholland, Zoning Official

ABSENT: William Dwyer, Alternate, Joe Barry, Alternate, Robert Bulmer,
Alternate

PANEL: Mark Nickerson, Chairman, Rosanna Carabelas, Secretary,
Pamela Byrnes, Ed Gada, Marc Salerno, Norm Peck

The Pledge was observed.

Mr. Nickerson noted that Public Hearing V scheduled for this evening has been withdrawn.

1. Call to Order

Chairman Nickerson called this Regular Meeting of the Zoning Commission to order at 11:55 PM after 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 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.

Mr. Nickerson said that the Public Hearing on these four applications has been continued to a September 13, 2007 Special Meeting of the Commission with the details to be worked out and finalized by Mr. Mulholland.

- 5. Application of Michael Rivera and Nicholas Marocola for a Text Amendment to the Zoning Regulations by amending Section 11.2.10 to add Child Care Facility by means of Special Permit within Section 11 of the Zoning Regulations.**

Mr. Nickerson said that this application has been withdrawn.

- 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 and; Public Hearings I-IV and Regular Meeting Minutes of August 2, 2007 and; Special Meeting Minutes of August 6, 2007 and; Special Meeting Minutes of August 16, 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 Black Sheep LLC for a special permit for "Restaurant Outdoor Dining" at 246 Main Street, Niantic, CT**

Mr. Nickerson asked Mr. Mulholland to schedule this for Public Hearing.

- 2. Request of Terry Mitchell to modify the special permit/site plan for the Multi-family, Multi-story dwelling at property identified in the application as 308 Main Street, Niantic, CT.**

Mr. Nickerson asked Mr. Mulholland to schedule this for Public Hearing.

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

Mr. Nickerson said that they have two requests for Special Permits from Marocola and Marocola and asked that they make a motion to add them to the agenda.

****MOTION (1)**

Ms. Byrnes moved to add the Special Permit requests of Marocola and Marocola to the agenda.

Mr. Peck seconded the motion.

VOTE: 6 – 0 – 0. Motion passed.

- ♦ Marocola and Marocola – Special Permits request**

Mr. Nickerson asked Mr. Mulholland to schedule this for Public Hearing.

- 4. Zoning Official**

Mr. Mulholland said that he would make arrangements for the Special Meeting on Thursday 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 (2)**

Mr. Gada moved to adjourn this Regular Meeting of the East Lyme Zoning Commission at 12:00 midnight.

Mr. Peck seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary