

**EAST LYME ZONING COMMISSION
SPECIAL MEETING
Monday, DECEMBER 15th, 2008
MINUTES**

FILED IN EAST LYME TOWN

CLERK'S OFFICE

Dec 17 20 08 at 2:20 PM

Esther B. Williams

EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Special Meeting on Monday, December 15, 2008 at the East Lyme Town Hall, 108 Pennsylvania Ave., Niantic, CT.

PRESENT: Mark Nickerson, Chairman, Rosanna Carabelas, Secretary, Steve Carpenteri, Norm Peck, Marc Salerno, William Dwyer, Alternate

ALSO PRESENT: William Mulholland, Zoning Official

ABSENT: Ed Gada, Bob Bulmer, Alternate, Greg Massad, Alternate

1. Call to Order

Chairman Nickerson called this Regular Meeting of the Zoning Commission to order at 6:05 PM. He noted that he had seated William Dwyer; Alternate at the table this evening and that Mr. Dwyer would not be voting on the election of officers item per the Commission By-Laws.

Pledge of Allegiance

The Pledge was observed.

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.

Special Meeting

1. Commission Meeting Schedule of 2009

After discussion regarding the potential for adding a meeting in March (if necessary); moving the October meetings to the first and third Thursdays of the month and adding or moving around meetings as necessary to accommodate the workload, Mr. Nickerson called for a motion.

****MOTION (1)**

Mr. Salerno moved to approve the Regular Meeting Schedule of the Commission with the October meetings changed to the first and third Thursday of the month (first and fifteenth).

Mr. Carpenteri seconded the motion.

Vote: 6 - 0 - 0. Motion passed.

2. Approval of Minutes – Regular Meeting Minutes – November 6, 2008

Mr. Nickerson called for discussion on, or corrections to the Commission's Regular Meeting Minutes of November 6, 2008.

****MOTION (2)**

Mr. Salerno moved to approve the November 6, 2008 Regular Meeting Minutes of the Commission as presented.

Mr. Carpenteri seconded the motion.

Vote: 5 - 0 - 0. Motion passed.

Mr. Dwyer recused himself from discussion and voting on this item.

Mr. Nickerson asked that in the absence of Ms. Hardy, that Mr. Mulholland please Chair the meeting for the election of Chairman.

3. Election of Officers

◆ Chairman

Mr. Mulholland called for nominations for the position of Chairman of the Zoning Commission.

****MOTION (3)**

Mr. Salerno moved to nominate Mr. Nickerson as Chairman of the Zoning Commission for the coming year.

Mr. Peck seconded the motion.

Mr. Mulholland called for other nominations for Chairman –

Hearing none –

Mr. Mulholland closed nominations and called for a vote on the nomination of Mr. Nickerson as Chairman.

Vote: 5 – 0 - 0. Motion passed.

Mr. Mulholland congratulated Mr. Nickerson and turned the meeting over to him.

◆ Secretary

Mr. Nickerson called for nominations for the position of Secretary of the Zoning Commission.

****MOTION (4)**

Mr. Salerno moved to nominate Ms. Carabelas as Secretary of the Zoning Commission for the coming year.

Mr. Carpenteri seconded the motion.

Mr. Nickerson called three times for other nominations for Secretary –

Hearing none –

Mr. Nickerson closed nominations and called for a vote on the nomination of Ms. Carabelas as Secretary.

Vote: 5 – 0 - 0. Motion passed.

Mr. Dwyer rejoined the meeting.

Old Business

1. Stormwater

There was no discussion.

2. Subcommittee – Niantic Village – CB Zones (Mark Nickerson, Marc Salerno & Norm Peck)

There was no discussion.

3. Subcommittee – Adult Uses (Rosanna Carabelas)

Ms. Carabelas said that she would be prepared with an update on this for their January meeting.

4. Subcommittee – Transitional Zones (Marc Salerno & Norm Peck)

There were no comments.

5. New Subcommittees

Mr. Nickerson thanked Mr. Peck for his involvement with helping to set up the Randall Arendt seminar.

Mr. Mulholland passed out a handout incorporating some conservation subdivision regulations for the Commission to read on their own.

Mr. Nickerson suggested that they set up a subcommittee to explore some of the concepts that were presented in relation to our Town and asked for any members who would be interested in looking into and working on this. He noted that he had spoken with Mr. Massad and that he had said that he wanted to be active in subcommittees and that he would volunteer for this one.

Ms. Carabelas and Mr. Peck also volunteered.

After further discussion, it was decided that a potential name for the subcommittee would be 'Conservation Development by Design'. As this was very preliminary, other details remained to be worked out in the New Year.

Ms. Carabelas urged everyone to take a ride to West Hartford and to look at the Blue Back Square project which featured multi-use buildings and which at first was a much fought over project but is now embraced. She also offered to contact NEMO for guidance, review and expertise should they decide to write any regulations and need free help in doing so.

Mr. Mulholland noted that subdivision regulations are Planning documents and that discussion regarding them would involve a joint subcommittee should they be seeking to embrace the conservation concept.

Mr. Peck said that he would call Ms. Picarazzi and speak with her on this.

New Business

1. Application of Black Hawk Sport fishing LLC for a Special Permit for a sign for a party boat at property identified in the Application as Main Street (Cini Park).

Mr. Nickerson asked Mr. Mulholland to schedule this for a future meeting.

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

There was none.

3. Zoning Official

Mr. Mulholland reported that the Gateway project was moving forward and that he was working out some details with 38 Hope Street.

4. Comments from Ex-Officio

There was no report.

5. Comments from Zoning Commission liaison to Planning Commission

There was no report.

6. Comments from Chairman

Mr. Nickerson noted that he has spoken with Mr. Massad and that they discussed the role of an alternate on the Commission and that Mr. Massad had indicated that he wanted to be actively involved and had volunteered to serve on subcommittees as being seated as an alternate was an infrequent event.

7. Adjournment

Mr. Nickerson wished everyone a happy holiday and called for a motion to adjourn.

****MOTION (3)**

Mr. Peck moved to adjourn this Special Meeting of the East Lyme Zoning Commission at 6:42 PM.

Mr. Salerno seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

**Town of East Lyme
Zoning Commission
Regular Meeting Schedule
Year 2009**

Regular Meetings are held at the East Lyme Town Hall, Meeting Room #1
On the following listed Thursdays beginning at 7:30 PM

Special Meetings may be called at other times.

Members are requested to advise the Zoning Office (691-4114) if they are unable to attend a meeting.

2009 Calendar

**January 8, 2009
January 22, 2009**

**February 5, 2009
February 19, 2009**

March 5, 2009

**April 2, 2009
April 16, 2009**

**May 7, 2009
May 21, 2009**

**June 4, 2009
June 18, 2009**

July 9, 2009

August 6, 2009

**September 3, 2009
September 17, 2009**

**October 1, 2009
October 15, 2009**

**November 5, 2009
November 19, 2009**

December 3, 2009