

**EAST LYME ZONING COMMISSION
REGULAR MEETING
Thursday, JANUARY 17th, 2008
MINUTES**

The East Lyme Zoning Commission held a Regular Meeting on January 17, 2008 at the East Lyme Middle School, 30 Society Road, Niantic, CT.

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

ALSO PRESENT: Bob Bulmer, Alternate
William Mulholland, Zoning Official

ABSENT: Ed Gada, Marc Salerno

FILED IN EAST LYME TOWN
CLERK'S OFFICE

January 20 07 at 10:25 ^{AM} _{PM}

Esther B. Williams

EAST LYME TOWN CLERK

1. Call to Order

Chairman Nickerson called this Regular Meeting of the Zoning Commission to order at 10:51 PM after the two previously scheduled Public Hearings. The Pledge had been previously 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 was no one.

Regular Meeting

- 1. Application of Theodore A. Harris for Gateway Development/East Lyme LLC to amend the East Lyme Zoning Regulations to add proposed Section 11.A.9. This proposal serves as an alternative to the existing Zoning regulatory guidelines in the Gateway Zoning District and would establish Zoning requirements for development under a set of 'Master Development Plan' regulations. The proposal provides the specific criteria for mixed-use development (retail & residential), building sizes, eligibility, submission requirements, approval criteria, implementation phasing and public improvements.**

Mr. Nickerson said that they had just continued this Public Hearing.

- 2. The East Lyme Zoning Commission proposal to amend the Zoning Regulations Section 20 of the code, specifically to delete from Section 20.1.1 "public schools, fire departments, libraries and other Town Buildings and uses." And to add a new Section (F) "Town Buildings and Uses" to Section 20.1.2. This change would require a Special Permit approval from the Zoning commission for all Town buildings and uses.**

Mr. Nickerson said that they had just continued this Public Hearing.

3. Zoning Fees

Due to the lateness of the hour discussion was deferred to the next meeting of the Commission.

4. Approval of Minutes – Public Hearing I and Regular Meeting Minutes of January 3, 2008

Mr. Nickerson called for discussion on, or corrections to the Public Hearing I and Regular Meeting Minutes of January 3, 2008.

****MOTION (1)**

Mr. Peck moved to approve the Public Hearing I and Regular Meeting Minutes of January 3, 2008 as presented.

Mr. Carpenteri seconded the motion.

Vote: 4 – 0 – 2. Motion passed.

Abstained: Mr. Birmingham, Mr. Dwyer

Old Business

1. Stormwater

There was nothing new to report.

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

Mr. Nickerson said that they are working on this.

3. Subcommittee – Adult Uses (Rosanna Carabelas)

Ms. Carabelas said that they were waiting on the Attorney for his review.

Mr. Mulholland said that it would be a two-pronged attack – by Town Ordinance and a Zoning Regulation so that they are compatible and enforceable.

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

There was no report.

New Business

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

There was none.

2. Zoning Official

Mr. Mulholland said that the Starbucks would be opening very soon, within the next few weeks.

3. Comments from Ex-Officio

Ms. Hardy was not present to report.

4. Comments from Zoning Commission liaison to Planning Commission

Mr. Dagle was present. There were no comments.

5. Comments from Chairman

Mr. Nickerson thanked Mr. Mulholland for his organization of this evening's Public Hearing and being able to find a location that would hold as many people as may have wanted to attend.

6. Adjournment

****MOTION (2)**

Ms. Carabelas moved to adjourn this Regular Meeting of the East Lyme Zoning Commission at 10:55 PM.

Mr. Carpenteri seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary