

**EAST LYME ZONING COMMISSION
REGULAR MEETING
Thursday, MAY 15th, 2008
MINUTES**

FILED IN EAST LYME TOWN
CLERK'S OFFICE

May 20 20 08 at 10 AM
PM

Esther B. Williams

EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Regular Meeting on May 15, 2008 at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT.

PRESENT: Mark Nickerson, Chairman, Rosanna Carabelas, Secretary, Marc Salerno, Steve Carpenteri, Norm Peck, Ed Gada

ALSO PRESENT: William Dwyer, Alternate
Gregory Massad

ABSENT: Bob Bulmer, Alternate

1. Call to Order

Chairman Nickerson called this Regular Meeting of the Zoning Commission to order at 7:40 PM after the previously scheduled Public Hearing. He apologized for arriving a few minutes late due to a prior engagement and thanked Ms. Carabelas for filling in for him. He explained to the audience the public hearing process, noting that the Commission would be more than happy to hear their comments once the applicant has explained the application to everyone in detail so that they would be familiar with what they would be commenting on.

Pledge of Allegiance

The Pledge was 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 were none.

Regular Meeting

- 1. Application of Theodore A. Harris, agent for Village Crossing of Niantic LLC for approval of an Affordable Housing (AH) development, site plan and Coastal Area Management (CAM) site plan review to construct one hundred (100) residential units on property identified in the application as Assessor's Map 11.1, Lot 19, Niantic, CT and -**
- 2. Application of Theodore A. Harris, agent for Village Crossing of Niantic LLC to re-zone from existing RU-40 zoning designation, to Affordable Housing (AH), property identified in the application as Assessor's Map 11.1, Lot 19, Niantic, CT**

Mr. Nickerson noted that they had just continued these until June 19, 2008.

3. Approval of Minutes - Regular Meeting Minutes of April 17, 2008

Mr. Nickerson called for discussion on, or corrections to the Regular Meeting Minutes of April 17, 2008.

****MOTION (1)**

Mr. Peck moved to approve the Regular Meeting Minutes of April 17, 2008 as presented.

Mr. Gada seconded the motion.

Vote: 4 - 0 - 2. Motion passed.

Abstained: Ms. Carabelas, Mr. Carpenteri

Old Business

1. Stormwater

There was nothing new to report.

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

Mr. Salerno said that they are working on this.

3. Subcommittee – Adult Uses (Rosanna Carabelas)

Ms. Carabelas reported that she has a packet of information from the Town Attorney and that she would be copying it for everyone and would like to move on this soon.

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

Mr. Salerno reported that he and Mr. Peck would be setting up a meeting with Mr. Mulholland to go over what they have and to work on this.

New Business

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

Mr. Nickerson said that he would like to form a subcommittee on looking into up-zoning in the northern end of Town and asked if there was an interest in this from the Commission.

The Commissioners were in agreement that this was an important subcommittee to form.

Mr. Nickerson said that he would like to be a member of this subcommittee and asked for other volunteers for it from the Commission.

Mr. Peck, Mr. Salerno and Ms. Carabelas volunteered to join Mr. Nickerson on this subcommittee.

2. Zoning Official

There was no report.

3. Comments from Ex-Officio

There was no one present and no report.

4. Comments from Zoning Commission liaison to Planning Commission

There was no report.

5. Comments from Chairman

Mr. Nickerson reminded everyone that they had a booklet to look over for the Special Meeting Workshop on the Gateway that they are holding on May 29, 2008 at 7 PM. He asked that if anyone could not attend that they turn in their questions to Mr. Mulholland prior to the meeting.

6. Adjournment

****MOTION (2)**

Mr. Gada moved to adjourn this Regular Meeting of the East Lyme Zoning Commission at 7:50 PM.

Mr. Carpenteri seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary