

**EAST LYME ZONING COMMISSION
REGULAR MEETING
Thursday, MARCH 4th, 2004
MINUTES**

FILED IN EAST LYME
Mar 9, 2004 AT 1:00 P M

PRESENT: Mark Nickerson, Chairman, Ed Gada, Secretary,
Norm Peck, Rosanna Carabelas, Pamela Byrnes,
William Dwyer, Alternate

L. A. Blair, Jr.
EAST LYME TOWN CLERK

ALSO PRESENT: William Mulholland, Zoning Official
Marc Salerno, Alternate
Rose Ann Hardy, Ex-Officio, Board of Selectmen

ABSENT: Shawn McLaughlin

1. Call to Order

Chairman Nickerson called the Regular Meeting of the Zoning Commission to order at 11:55 PM immediately following the two 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.

Joe Kwasniewski, 67 Walnut Hill Road, East Lyme said that he would like to call to the attention of the Zoning Board the sidewalk that around six years ago was going to be completed from Niantic to Flanders. Something happened to this, as it was not done. They are spending a lot of money on the main drag downtown. With new stores coming in, people would leave their cars home and walk to the store if the sidewalk was there. Also, the school buses wouldn't stop every 20' as they could walk to school. He would rather walk north than east. He is calling attention on this to them so maybe they can apply for a grant.

2. Accept Minutes of January 22, 2004 and February 5, 2004 – Public Hearings & Regular Meeting

Mr. Nickerson said that they would table these until their next meeting due to the time factor.

3. Application of Theodore A. Harris to amend/modify Section 12 of the Zoning Regulations to allow recreational/residential projects on large tracts of land.

Mr. Nickerson said that they had just closed this public hearing and would deliberate at their next meeting.

4. Application of The Herb Chambers Companies, LLC for a Special Permit to construct and operate an Auto Sales agency at 51 Boston Post Road, East Lyme, CT. Property further identified as Lot 61, East Lyme Tax Assessor Map 36.0 – and –

5. Application of The Herb Chambers Companies, LLC for a Special Permit to erect a second freestanding sign, in accordance with Section 18.1.8.5 of the Zoning Regulations at 51 Boston Post Road, East Lyme, CT. Property further identified as Lot 61, East Lyme Tax Assessor Map 36.0

Mr. Nickerson said that they had just closed these public hearings and would deliberate at their next meeting.

6. Application of Herb Chambers Companies, LLC for a Coastal Area Management site plan review to construct an automobile dealership at 51 Boston Post Road, East Lyme, CT. Property further identified as Lot 61, East Lyme Tax Assessor Map 36.0.

Mr. Nickerson said that this had just been presented with the public hearings and would be deliberated at their next meeting.

7. a) Resignation of Alternate Member Albert Littlefield and - b) Election of Alternate Member

Mr. Mulholland presented Mr. Nickerson with Mr. Littlefield's letter of resignation and letters of interest for the position from Mr. Bulmer and Mr. Henderson.

Mr. Nickerson very briefly noted that Mr. Bulmer had served on the Zoning Commission before and was knowledgeable. Mr. Henderson's letter indicated that the Democratic Town Committee endorsed him last Thursday. As the time was running out, Mr. Nickerson called for nominations.

****MOTION (1)**

Ms. Carabelas nominated Mr. Henderson to fill the vacant alternate position on the Zoning Commission.

Ms. Byrnes seconded the motion.

****MOTION (2)**

Mr. Nickerson nominated Mr. Bulmer to fill the vacant alternate position on the Zoning Commission. No second motion did not carry.

****MOTION (3)**

Ms. Byrnes moved to close nominations.

Mr. Dwyer seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Mr. Nickerson called for a vote on the nomination of Mr. Henderson for the vacant alternate position.

Vote: 6 – 0 – 0. Motion passed.

OLD BUSINESS

1. Stormwater

Mr. Mulholland said that this is an on-going process.

NEW BUSINESS

1. None.

Mr. Mulholland said that there was no new business.

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

There was none.

3. Zoning Official

Mr. Mulholland said that he had nothing further to report.

4. Comments from Ex-Officio.

There was no time for any comments.

5. Comments from Zoning Board Liaison to Planning Commission

No one was scheduled to go.

6. Comments from Chairman

Mr. Nickerson said that he had nothing to report.

7. Adjournment

****MOTION (4)**

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

Mr. Gada seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary