

May 9 20 22 AT 10:30 AM/PM
 (Signature)
 EAST LYME TOWN CLERK

EAST LYME ZONING COMMISSION

Regular Meeting, May 5, 2022. 7:30 PM
 East Lyme Town Hall, main room

Members Present: Chairman Terence Donovan, Norm Peck, Anne Thurlow, Debbie Jett-Harris, Denise Markovitz, Alt.,

Members Absent: Bill Dwyer, Terry Granatek, Jay Ginsberg, Alt., Dave Schmitt, Alt.,

Also Present: Roseanne Hardy, Ex-Officio

Call to Order: Chairman Donovan called the meeting to order at 7:33 and the Pledge of Allegiance was recited

Denise Markovitz was seated for T. Granatek

I. PUBLIC DELEGATION: none

II. PUBLIC HEARINGS:

1. **Application of Martin Zavala for Zavala Mexican Bistro, for a Special Permit for outdoor dining at property located at 135 Boston Post Road, East Lyme Assessor's Map 31.1 Lot 35.**
 The Public Hearing started at 7:34
 The legal notice was posted. Memo from B. Mulholland dated May 5, 2022, was read into the record. The area proposed for outdoor dining was approved for the previous restaurant. The patio will be closed at 9:00 PM on weekdays and 10:00 on weekends
 Public Comments-none
MOTION: (Markovitz/Thurlow) to close the Public Hearing. Vote: APPROVED unanimously. (7:38)

III. REGULAR MEETING

1. **Application of Martin Zavala for Zavala Mexican Bistro, for a Special Permit for outdoor dining at property located at 135 Boston Post Road, East Lyme Assessor's Map 31.1 Lot 35.**
MOTION: (Thurlow/Jett-Harris) to approve the application of Martin Zavala for Zavala Mexican Bistro, for a Special Permit for outdoor dining at property located at 135 Boston Post Road, East Lyme Assessor's Map 31.1 Lot 35. Vote: APPROVED unanimously.
2. **Approval of Minutes of April 21, 2022.**
MOTION: (Markovitz/Jett-Harris) to table the April 21, 2022, Regular Meeting minutes to the next meeting. Vote: APPROVED unanimously.
3. **Application of Keith Neilson, P.E., of Docko, Inc., for Kardamis Construction, LLC, for a Coastal Area Management Review (CAM) at 61 Old Black Point Road, East Lyme, to relocate crushed stone, confine with wood timbers and place blue stone to form a walkway and patio.**
 Memo from B. Mulholland dated May 5, 2022, was read into the record.
 Keith Neilson, Docko, Inc., described the proposed work as remedial and reviewed the area where the work is to be done. He informed them that stone was mistakenly put in between the house and the river, DEEP has asked them to take it out. After doing an extensive survey and resource evaluation they came up with a plan to restore the tidal wetlands area. There is an approximately 10' area that can be developed according to the zoning regulations. They are proposing installing a hardened area because that area is "spongy". They are proposing installing timbers which will be backfilled by crushed stone and a blue slate walkway will be installed. They are also proposing a small, irregular

shaped deck. A CAM application has been filled out.

MOTION: (Markovitz/Thurlow) to approve Application of Keith Neilson, P.E., of Docko, Inc., for Kardamis Construction, LLC, for a Coastal Area Management Review (CAM) at 61 Old Black Point Road, East Lyme, to relocate crushed stone, confine with wood timbers and place blue stone to form a walkway and patio.

Reasons for approval:

1. Application complies with all applicable coastal use policies and standards.
2. Project has taken all reasonable measures to mitigate any potential adverse impacts on coastal resources.

Vote: APPROVED unanimously.

IV. OLD BUSINESS-none

V. NEW BUSINESS

1. Application of Jeremy Ostrout for The Lighthouse Voc-Ed Center, Inc., for a Special Permit to allow a private non-profit school under section 20.1.2 (D), at property identified in the application as 15 Liberty Way, East Lyme Assessor's Map 09.4 Lot 8.
A Public Hearing will be scheduled
2. Application of Keith Neilson, P.E., of Docko Inc., for William Stone, for a Coastal Area Management Review at 297 Old Black Point Road, East Lyme for passive residential recreation on a small deck.
A Public Hearing will be scheduled.
3. Any business on the floor, if any by the majority vote of the Commission-none
4. Zoning Official-no report
5. Comments from Ex-Officio
 - R. Hardy said there is a special public hearing scheduled regarding a new flood ordinance.
 - The ARPA funds were discussed.
 - She stated the police received a grant for \$25,000 for computer set up.
 - The Senior Center also received a grant for \$70,284.00 for a new van.
 - \$15,000 was approved for an affordable housing contract grant.
 - Repair for trash vehicle.
 - The town has collected \$12,410.00 for the first payment of "nip bottle" reimbursement.
 - The town received funds for tropical storm and were appropriated.
 - Repairs to masonry work on the Public Safety Building will be done at a cost of \$15,000. The problem is nationwide to buildings utilizing decorative masonry during a certain time frame.
6. Comments from Zoning Commission liaison to Planning Commission-no report
7. Comments from Chairman-no comments

VII. ADJOURNMENT

MOTION: (Jett-Harris/Markovitz) to adjourn at 7:58. Vote: APPROVED unanimously

Respectfully Submitted
Sue Spang,
Recording Secretary

2022 Liaison Schedule:

6/14/2022-Markovitz, 7/12/2022-Peck, 8/9/2022-Schmitt, 9/13/2022-Thurlow, 10/11/2022-Donovan, 11/15/2022-Dwyer, 12/13/2022-Ginsberg