

# EASTLYME ZONING COMMISSION

Regular Meeting, June 16, 2022. 7:29 PM

East Lyme Town Hall, main room

**Members Present:** Chairman Terence Donovan, , Anne Thurlow, Debbie Jett-Harris, Terry Granatek, Denise Markovitz, Alt., Jay Ginsberg, Alt., Dave Schmitt, Alt.,

**Members Absent:** Norm Peck, Bill Dwyer,

**Also Present:** Roseanne Hardy, Ex-Officio

**Call to Order:** Chairman Donovan called the meeting to order at 7:30 and the Pledge of Allegiance was recited

Dave Schmitt was seated for Bill Dwyer and Denise Markovitz was seated for Norm Peck

## I. PLEDGE OF ALLEGIANCE-recited

FILED

## II. PUBLIC DELEGATION: none

June 22, 2022 AT 8:26 (AM/PM)

## III. PUBLIC HEARINGS: none

Breanne Horn ATC  
EAST LYME TOWN CLERK

## IV. REGULAR MEETING

### 1. 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 a passive residential recreation on a small deck.

A. Thurlow read B. Mulholland's memo dated June 16, 2022 into the record.

K. Neilson, Docko, Inc., informed the members that he is proposing a deck system on the edge of the boulder bluff. There is no encroachment into state or public trust waters. There will be safety railings around the perimeter of the deck and heavy duty steel pipes will be used to anchor the deck. The deck will take two weeks to build in the Fall. The initial work will be done by barge. The work is above the coastal jurisdiction line.

**MOTION: (Markovitz/Jett-Harris) to approve the 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 a passive residential recreation on a small deck.**

**Reasons:**

- Application is consistent with all applicable goals and conditions of the CAM Act.
- Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.

**Vote: APPROVED unanimously**

### 2. Application of the Town of East Lyme, for a Costal Area Management Review at 85 Oswegatchie Hills Rd, East Lyme for installation of a 12' storm drainage pipe and catch basin where an existing swale has eroded.

A. Thurlow read B. Mulholland's memo dated June 16, 2022 into the record.

B. Mulholland stated he was on the fence as to whether this should come before the commission as opposed to his signing off on it, but because the town is the applicant he thought it best for full transparency.

A. Klose, Town Engineer, P.E. gave the members an overview and location of the proposed

work. He explained a clay trough is significantly damaged and causing damage to a homeowner's property. The Town will be responsible for maintenance.

He stated the area is in coastal jurisdiction at the bottom of the slope but the basin and pipe will be placed outside of the jurisdiction line. There will be no elevation change and any disturbance will be restored. The level spreader at the end of the pipe will maintain the buffer. The proposed work will be subsurface as opposed to the above surface existing pipe.

B. Mulholland stated the wave action during a storm is very passive.

**MOTION: (Thurlow/Schmitt) to approve the application of the Town of East Lyme, for a Coastal Area Management Review at 8Oswegatchie Hills Rd., East Lyme for installation of a 12" storm drainage pipe and catch basin where an existing swale has eroded**

**Reasons:**

- **Application is consistent with all applicable goals and conditions of the CAM Act.**
- **Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.**

**Vote: APPROVED unanimously**

**3. Request of 185 Main LLC for a site plan modification regarding landscaping at property identified as 185 Main street, East Lyme, East Lyme Assessor's Map 12.1 Lot 79**

A. Thurlow read B. Mulholland's memo dated June 16, 2022 into the record.

The applicant stated they are concerned the original plan of a landscaping strip will be destroyed over time as patrons walk on it. They are proposing eliminating the landscaping strip and installing wrought iron fence sections (42" high) and planter boxes. He stated a minimal amount of tables with umbrellas may be added.

**MOTION: (Thurlow/Jett-Harris) to approve the request of 185 Main LLC for a site plan modification regarding landscaping at property identified as 185 Main street, East Lyme, East Lyme Assessor's Map 12.1 Lot 79. Vote: APPROVED unanimously.**

**4. Approval of Minutes of April 21, 2022 and June 2, 2022**

**a. Approval of Minutes of May 5, 2022.**

**MOTION: (Markovitz/Thurlow) approve the minutes of April 21, 2022, Regular Meeting minutes as presented. Vote: APPROVED unanimously**

**b. Approval of Minutes of June 2, 2022**

**MOTION: (Markovitz/Jett-Harris) approve the minutes of June 2, 2022, Regular Meeting minutes as presented. Vote: APPROVED. In favor-Donovan, Thurlow, Schmitt, Markovitz. Opposed-none. Abstaining-Jett-Harris, Granatek.**

**IV. OLD BUSINESS-none**

**V. NEW BUSINESS**

**1. Any business on the floor, if any by the majority vote of the Commission-none**

**2. Zoning Official-**

- B. Mulholland said there are possibly two Main St. projects coming forward.
- The old car wash will be torn down and a new one constructed.
- There are a couple of ideas for the old police location.
- He has been working on revisions for the north end of town for the commercial district.

**3. Comments from Ex-Officio:**

- R. Hardy stated the High School had a graduation last night
- The BOS is looking to see if the bathrooms in the old police department can be opened for the public
- The Elvis movie is coming to Niantic Cinema as a first day release and events are planned

around the movie.

**4. Comments from Zoning Commission liaison to Planning Commission:**

The Planning Commission has chosen Garman and York as the company to help draft the affordable housing plan. They are continuing a public hearing for K. Clarke.

**5. Comments from Chairman-none**

**VII. ADJOURNMENT**

**MOTION: (Thurlow/Jett-Harris) to adjourn at 8:23. Vote: APPROVED unanimously**

Respectfully Submitted

Sue Spang,

Recording Secretary

**2022 Liaison Schedule:**

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