

EAST LYME ZONING COMMISSION
Regular Meeting
December 7, 2000
MINUTES

FILED IN EAST LYME TOWN
CLERK'S OFFICE
12/14 00 at 1:00 AM (PM)
Roblain ATC
EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Regular Meeting on December 7, 2000 at the Town Hall, 108 Pennsylvania Ave., Niantic, CT. Mr. William Weber chaired the meeting. Mr. Weber called the meeting to order at 7:30 PM.

PRESENT: Athena Cone, Shawn McLaughlin, Norman Peck, Ed Gada, Alternates Donna Orefice, and Robert Bulmer, Mark Nickerson,

Absent: Chairman William Weber, David Chamberlain

Also present: Rose Ann Hardy, ex officio, William Mulholland, Zoning Officer; Charles Ambulos, Planning Commission Liaison

I. Pledge of Allegiance

II. Public Delegation

Mrs. Rovero, 42 Damon Heights Rd. inquired about a road to a new development in her area. Mr. Mulholland advised her to speak to Planning Director Jeanne Davies.

III. Regular Meeting

Mrs. Cone called the Regular Meeting to order.

Panel: Mrs. Cone, Mr. Peck, Mr. McLaughlin, Mrs. Orefice, Mr. Gada, and Mr. Nickerson.

A. Acceptance of Minutes

Motion (1): Mr. Gada moved to approve the Minutes of the November 16, 2000 Regular Meeting. Mr. Nickerson seconded the motion.
Vote in favor: (4-0), Mr. McLaughlin and Mrs. Orefice abstained. Vote in favor by Mr. Gada, Mr. Peck, Mrs. Cone, Mr. Nickerson.

B. Resignation of Commission Member

Mrs. Cone read the letter of resignation dated November 26, 2000 from William Weber. His resignation from the Commission will be effective December 1, 2000.

C. Election to fill Regular Member vacancy

Motion (2): Mr. Peck nominated Mr. Robert Bulmer to become a full member of the East Lyme Zoning Commission.

Mr. McLaughlin seconded the motion.

Vote in favor: (6-0), Unanimous – Mrs. Cone, Mr. Peck, Mr. McLaughlin, Mr. Nickerson, Mrs. Orefice, and Mr. Gada.

Panel: Mrs. Cone, Mr. Peck, Mr. McLaughlin, Mr. Bulmer, Mr. Gada, and Mr. Nickerson.

Mrs. Cone stated that since Mr. Bulmer was an Alternate to the Zoning Commission, he has already been sworn in as a member of the Commission.

Mr. Mulholland indicated that he consulted Town Attorney Ed O'Connell. Mr.

O'Connell indicated that an Alternate who is named as a Regular Member does not have to be re-sworn.

D. Election of Officers

Mrs. Hardy, ex-officio, assumed the chair for the election of officers. Mrs. Hardy entertained a motion for nomination to the Chairmanship.

Mr. Peck inquired if there was any member of the Commission who would be willing to serve as Chairman. Mr. Bulmer indicated that he would be willing to assume that responsibility.

Mrs. Hardy called for an election by hand vote.

Motion (3): Mr. Peck nominated Mr. Robert Bulmer for the Chairmanship of the East Lyme Zoning Commission.

Mr. McLaughlin seconded the motion.

Vote in favor: (6-0), Unanimous – Mrs. Cone, Mr. Peck, Mr. McLaughlin, Mr. Nickerson, Mrs. Orefice, and Mr. Gada.

Mrs. Hardy turned the Chair over to Mr. Bulmer for the balance of the meeting. Mr. Bulmer entertained a motion for nomination for Secretary.

Motion (4): Mr. Nickerson nominated Mrs. Athena Cone for Secretary of the East Lyme Zoning Commission.

Mr. Gada seconded the motion.

Vote in favor: (6-0), Unanimous – Mrs. Cone, Mr. Peck, Mr. McLaughlin, Mr. Nickerson, Mr. Bulmer and Mr. Gada

Mr. Bulmer thanked the Commission for their consideration and vote of confidence. He stated that he has served on the Commission as an Alternate for a number of years. He indicated that the Zoning Commission has historically been apolitical with the interests of the Town and its citizens foremost when making their decisions. On behalf of the Commission he complimented Mr. Weber for

his extraordinary contribution as Chairman and as a Regular Member. He mentioned Mr. Weber's fairness, integrity and concern about the Town of East Lyme.

IV. Old Business - none

V. New Business

1. Application of Landmark Development Group, LLC for a change of zone from RU200 Greenway Conservation District to an Affordable Housing District (HAD).
2. Application of Landmark Development Group, LLC to amend the East Lyme Zoning Regulations by adding new Section 31 to allow Affordable Housing.

Mr. Bulmer requested Zoning Official Mulholland schedule a Public Hearing for these items.

Mr. Mulholland stated that he has been in discussion with Atty. Michael Dowley who is representing the applicant. Mr. Mulholland has asked for and has received their permission to grant the Commission an extension of the initial 65-days scheduling period. Mr. Mulholland recommended a March 1, 2001 date for Public Hearing.

Mrs. Cone read into the record a letter from Atty. Michael F. Dowley, Middletown, CT, dated December 7, 2000. Mr. Dowley indicated that he will be out of the country in mid-March and that it should be agreed that the 65-day extension would not result in any hearings that will be scheduled during his absence.

Following discussion, it was agreed that a Public Hearing would be scheduled for March 1, 2001. Any continuation of the Public Hearing would be held on any or all of the following dates: March 29, April 5 and April 12, 2001. It was also agreed that the applicant would grant a 30-day extension of the Public Hearing portion and provide a letter indicating same.

3. Correspondence – none
4. Zoning Official – Mr. Mulholland stated that Benchmark Assisted Living will be installing a crosswalk and are anticipating an opening of March 1, 2001. He also noted that the Dental Office under construction on Route 161 across from Midway Mall is proceeding. He stated that he anticipates a busy late winter and spring.

Mr. Bulmer requested that Mr. Mulholland add to the agenda the election of an Alternate at the first available date.

5. Comments from Planning Representative - none
6. Comments from Ex-Officio

Mrs. Hardy stated that the Board of Selectmen will be sending a letter to Mr. Weber thanking him for his service to the Town.

Mrs. Hardy also reminded that Commission that they have 30 days to appoint an Alternate. After the 30 day period, the Board of Selectmen would name an Alternate. She noted that the third Alternate could be from either party.

7. Adjournment

Motion (5): Mr. Cone moved to adjourn the Regular Meeting of the East Lyme Zoning Commission at 8:15 PM.

Mr. Gada seconded the motion.

Vote in favor: (6-0), Unanimous – Mrs. Cone, Mr. Peck, Mr. McLaughlin, Mr. Nickerson, Mr. Bulmer and Mr. Gada

Respectfully submitted,



Anita M. Bennett
Recording Secretary
13 December 2000