

EASTLYME ZONING COMMISSION

Regular Meeting, June 2, 2022. 7:30 PM

East Lyme Town Hall, main room

Members Present: Chairman Terence Donovan, Norm Peck, Anne Thurlow, Bill Dwyer, Denise Markovitz, Alt., Jay Ginsberg, Alt., Dave Schmitt, Alt.,

Members Absent: Debbie Jett-Harris, Terry Granatek,

Also Present: none

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 Debbie Jett-Harris and Jay Ginsberg was seated ~~FILED~~ Granatek

I. PUBLIC DELEGATION: none

II. PUBLIC HEARINGS:

June 9, 2022 AT 10:42 AM/PM
Branke Strain ATC
EAST LYME TOWN CLERK

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.**

The Public Hearing was opened at 7:31

The legal notice was posted in the paper.

Cassidy Brown, Executive Director of The Lighthouse presented an overview of the proposed site and stated they are a non-profit school which services people with disabilities. He informed the members they now occupy two locations in Niantic and if approved for the proposed site they could move both of those operations to the new site. The new site also includes a kitchen which be a benefit.

The memo from B. Mulholland, ZEO, dated June 2, 2022 was read into the record. The proposed application is compliant with the zoning regulations and the two existing store fronts the school currently occupies will be available for a commercial operations (s).

The applicant informed the Commission that they are yearly inspected by Ledge Light and the Fire Marshall.

There were no comments from the public.

MOTION: (Thurlow/Ginsberg) to close the Public Hearing. Vote: APPROVED unanimously. 7:43

III. REGULAR MEETING

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.**

The Commission discussed a missing portion of the fence that could present a safety risk to school clients. It was noted the fence would possibly be the purview of the building inspector.

MOTION: (Thurlow/Dwyer) to APPROVE the application of 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. Vote: APPROVED unanimously.

2. **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.**

The applicant asked for the application to be continued to the June 16, 2022 meeting.

3. **Application of the Town of East Lyme, for a Coastal Area Management Review at 8 Oswegatchie Hills Rd, East Lyme for installation of a 12' storm drainage pipe and catch basin where an existing swale has eroded.**

The applicant asked for the application to be continued to the June 16, 2022 meeting.

4. **Approval of Minutes**

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

MOTION: (Thurlow/Peck) approve the minutes of May 5, 2022, Regular Meeting minutes as presented. Vote: APPROVED. In favor-Donovan, Peck, Markovitz, Thurlow. Opposed-none. Abstaining-Schmitt, Dwyer, Ginsberg.

- b. **Approval of Minutes of April 21, 2022**

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

IV. OLD BUSINESS-none

V. NEW BUSINESS

1. **Application of Nicole Nadeau, for a Special Permit for a dance studio/indoor recreation at 11 Freedom Way, Unit D2, Niantic, Connecticut.**
A Public Hearing will be scheduled
2. **Application of 138 BPR LLC, for a Special Permit under Section 8.2.8 Elderly Housing, CA, for three apartment units of Elderly Housing (55+), 17 total units with 3 covered detached garage buildings and associated improvements, at property located at 38 Boston Post Road, East Lyme Assessor's Map 31.1, Lot 7.**
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, not present**
N. Peck reported the BOS removed the ordinance concerning FEMA which makes the FEMA ordinances compatible and consistent with the zoning regulations
5. **Comments from Ex-Officio-not present**
6. **Comments from Zoning Commission liaison to Planning Commission-no report**
7. **Comments from Chairman**

T. Donovan asked that any members who cannot make a meeting to notify staff and himself in a timely manner.

VII. ADJOURNMENT

MOTION: (Schmitt/Dwyer) to adjourn at 8:01. 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