

EAST LYME ZONING COMMISSION

**Regular Meeting
November 16, 2000**

MINUTES

**FILED IN EAST LYME TOWN
CLERK'S OFFICE**

Nov 20 20 *00* at *10:30* **AM**
PM

Esther B. Williams

EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Regular Meeting on November 16, 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: Chairman William Weber, David Chamberlain, Norman Peck, Ed Gada and Alternate Mark Nickerson,

Absent: Secretary Athena Cone, Shawn McLaughlin, Alternates Donna Orefice, and Robert Bulmer. Rose Ann Hardy, ex officio

Also present: William Mulholland, Zoning Officer; Walter Cullen, Planning Commission Liaison

I. Pledge of Allegiance

II. Public Delegation – none

III. Public Hearing – none

IV. Regular Meeting

1. Call to Order

2. Acceptance of the Minutes of November 2, 2000 Meeting

Motion (1): Mr. Gada moved to approve the Minutes of the November 2, 2000 Regular Meeting. Mr. Chamberlain seconded the motion.
Vote in favor: (4-0), Mr. Nickerson abstained. Vote in favor by Mr. Weber, Mr. Peck, Mr. Chamberlain and Mr. Gada.

3. Zoning Commission 2001 Meeting Schedule

Motion (2): Mr. Nickerson moved to approve the Year 2001 Board Schedule as presented. Mr. Gada seconded the motion.
Vote in favor: (5-0), Unanimous

V. Old Business

1. Subcommittees

A. Architectural Review

Mr. Peck reported that the Architectural Review Subcommittee will meet every other Thursday at 6:30 PM. He reported on the meeting held prior to the Zoning Commission meeting this evening.

Mr. Peck stated that the Subcommittee discussed what zoning districts would be proposed that would be effected by Architectural Review and it was decided that districts CB and CA would be proposed. Marine districts, Industrial Parks and GPDD at Exit 74 would be excluded. He noted that the Subcommittee plan would propose that a proposed Architectural Review would establish guidelines and review developer's plan in accordance with those guidelines and encourage developers/builders to comply rather than legally require compliance.

The Subcommittee will present its ideas to Planning Director Jeanne Davies for review and comment.

Mr. Peck added that the Subcommittee also discussed the Industrial Parks and their appearance, i.e. landscaping, currently. It appears that some are not complying with current landscape regulations and they should be encouraged to improve the sites. The Subcommittee suggested the Economic Development Committee perhaps could play a role in encouraging Industrial Park occupants to improve the maintenance and landscaping. Mr. Peck request Chairman Weber write a letter to the EDC, which he would hand deliver, to open discussion with EDC regarding this matter.

VI. New Business

1. None

2. Correspondence

- a. Letter from Robert and Patricia Katz, 51 Walnut Hill Rd., East Lyme, CT to the Zoning Commission, dated November 3, 2000.

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

None

4. Zoning Official – CA Commercial District-height

Mr. Mulholland stated that at this time he has further research to do and discussion to have with Planning Director Jeanne Davies and requested tabling this item until the next meeting.

5. Comments of the Planning Representative – Walter Cullen

Mr. Cullen stated that the Planning Commission is reviewing the Proposed Amendment to the Zoning Regulations, Section 20.17, to allow Recreational Vehicles/Mobile Home occupancy for seven (7) months per year in approved camping sites.

Mr. Cullen also stated that the Planning Commission is currently considering the proposed Gateway Planned Development District (GPDD).

6. Comments from Ex-officio – none

7. Adjournment

Motion (3): Mr. Chamberlain moved to adjourn the meeting at 7:52 PM.

Mr. Gada seconded the motion.

Vote in favor: (5-0), Unanimous.

Respectfully submitted,



Anita M. Bennett
Recording Secretary
17 November 2000