

EASTLYME ZONING COMMISSION

Regular Meeting, December 1, 2022. 7:31 PM
East Lyme Town Hall, main room

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

Members Absent: Bill Dwyer, Terry Granatek

Also Present: William Mulholland, Zoning Official, Rose Ann Hardy, BOS liaison, Sue Spang, Recording Secretary

Call to Order: Chairman Donovan called the meeting to order at 7:31
J. Ginsberg and D. Schmitt were seated.

RECEIVED FOR RECORD
EAST LYME, CT
2022 DEC - 5 P 2:09
Sue Spang, Recording Secretary
TOWN CLERK

I. **PLEDGE OF ALLEGIANCE**-recited

II. **PUBLIC DELEGATION:** none

III. **PUBLIC HEARINGS:** none

IV. REGULAR MEETING

1. Approval of the 2023 East Lyme Zoning Commission Proposed Meeting Calendar

The members discussed changing the start time of meetings from 7:30 to 7:00. It was the consensus of the members that the meetings start at 7:30.

MOTION: (Ginsberg/Jett-Harris) to approve the 2023 meeting dates as presented. Vote: APPROVED unanimously.

2. Approval of Minutes of November 17, 2022:

a. Approval of Minutes of November 17, 2022.

MOTION: (Ginsberg/Peck) approve the minutes of November 17, 2022, Regular Meeting minutes as presented. (Typos noted)

Vote: APPROVED. In favor-Donovan, Peck, Jett Harris, Ginsberg, Schmitt (stated he read the minutes). Opposed-none. Abstaining- Thurlow.

IV. OLD BUSINESS

1. Subcommittees:

A. Architectural Design Review Regulations CA Commercial Zone-no discussion

B. Niantic Village CB Zone Bulk Regulations-no discussion

V. NEW BUSINESS

1. Application of Niantic Soapy Noble, LLC, owner/applicant, for a Special Permit, with Site Plan and Storm Water Review for a 3, 425± square-foot car wash facility with associated infrastructure, at property located at 230 Flanders Road, East Lyme, East Lyme Assessors Map 26.1, Lot 27

A public hearing will be scheduled

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

2. Zoning Official-Merry Christmas

3. Comments from Ex-Officio-R. Hardy informed the members that the BOS heard a presentation from SCORE. She mentioned an article in the Day paper about Sift and Niantic wanting to be a "Mystic".

She stated that she liked being Niantic and Flanders.

4. Comments from Zoning Commission liaison to Planning Commission

The Planning Commission held a public hearing on Affordable Housing

5. Comments from Chairman

Have a safe and Happy Holiday

VII. ADJOURNMENT

MOTION: (Thurlow/Ginsberg) to adjourn at 7:43. Vote: APPROVED unanimously

Respectfully Submitted

Sue Spang,

Recording Secretary