

# EASTLYME ZONING COMMISSION

Regular Meeting, February 16, 2023. 7:30 PM

East Lyme Town Hall, main room

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

**Members Absent:** none

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

**Call to Order:** Chairman Thurlow called the meeting to order at 7:30

J. Ginsberg and D. Schmitt were seated.

RECEIVED FOR RECORD  
EAST LYME, CT  
2023 FEB 21 P 2:04  
William Mulholland  
TOWN CLERK

I. PLEDGE OF ALLEGIANCE-recited

II. PUBLIC DELEGATION: none

III. PUBLIC HEARINGS:

2. **Application of the Soapy Noble, LLC, owner/applicant, for a Special Permit, and Site Plan to redevelop and rebuild the existing car wash facility at property located at 230 Flanders Road, East Lyme, East Lyme Assessors Map 26.1, Lot 27.**

**(Meeting continued for the sole purpose of receiving the Inland/Wetland Agency's decision.)**

D. Schmitt and D. Markovitz were seated for N. Peck and T. Granatek.

Public Hearing was called to order at 7:33.

The Commission received the Inland/Wetlands Agency approval (February 7, 2023) for the applicant. B. Mulholland memo (February 16, 2023) was read into the record.

**MOTION: (Dwyer/Jett-Harris) to close the public hearing. Vote: APPROVED unanimously (7:35)**

IV. REGULAR MEETING

1. **Application of the Soapy Noble, LLC, owner/applicant, for a Special Permit, and Site Plan to redevelop and rebuild the existing car wash facility at property located at 230 Flanders Road, East Lyme, East Lyme Assessors Map 26.1, Lot 27.**

J. Ginsberg and D. Schmitt were seated.

**MOTION: (Donovan/Dwyer) to approve the application of Soapy Noble, LLC, owner/applicant, for a Special Permit, and Site Plan to redevelop and rebuild the existing car wash facility at property located at 230 Flanders Road, East Lyme, East Lyme Assessors Map 26.1, Lot 27. Vote: APPROVED unanimously.**

(The notice will be published on the following Thursday and effective Friday)

N. Peck and T. Granatek were reseated

2. **Zoning Commission Budget 2023/2024**

B. Mulholland presented the budget which is unchanged from previous years. He reviewed the lines in the budget.

**MOTION: (Dwyer/Jett-Harris) to approve the Zoning Commission budget 2023/2024 as presented. Vote: APPROVED unanimously.**

**3. Approval of Minutes of January 19, 2023**

**MOTION: (Donovan/Jett-Harris) approve the minutes of January 19, 2023, minutes as presented. Vote: APPROVED. In favor- Thurlow, Donovan, Jett-Harris, Dwyer, Granatek. Opposed-none. Abstaining-Peck.**

**IV. OLD BUSINESS**

**1. Subcommittees:**

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

**B. Niantic Village CB Zone Bulk Regulations**

N. Peck presented the proposed regulation changes the subcommittee agreed upon. He said the purpose of the changes is to avoid tearing down older buildings in downtown and to avoid them being replaced with mixed use buildings that are not compatible with the charm and character of the existing downtown.

The members discussed the viability of some of the existing buildings and the feasibility and cost of refurbishing them.

**MOTION: (Peck/Donovan) to schedule a public hearing to discuss the proposed zoning changes as presented. Vote: APPROVED. In favor-Peck, Thurlow, Donovan, Jett-Harris, Granatek.**

**Opposed-Dwyer. Abstaining-none**

**V. NEW BUSINESS**

**1. Application of George Norden for a Special Permit (indoor recreation) to operate an exercise center for individuals over age 50 at property identified in the application as 170 Flanders Rd**

A public hearing will be scheduled

**2. Application of ZDM, Properties, LLC for a special Permit to construct a mixed-use building at properties identified in the application as 338, 334 and 348 Main Street, Niantic CT.**

A public hearing will be scheduled

**3. Zoning Commission By-Laws**

The members reviewed the proposed changes to the by-laws for presentation at the next meeting.

**4. Zoning Official:**

- He cautioned the members to not discuss a possible proposed application that is circulation online.
- Mulholland informed the members that he will be presenting the budget to the BOS, February 22, 2023.
- Charging stations will be coming before the Commission, he stated the approval can be done administratively as the charging station would be an accessory use to an existing property.
- The 18-unit senior housing is stalled and there may be a new owner.

**5. Comments from Ex-Officio-R. Hardy** informed the members that budgets are coming into the BOS and most have increases, it will be a difficult budget year.

**6. Comments from Zoning Commission liaison to Planning Commission**

T. Donovan informed the members that the Planning Commission denied a subdivision as incomplete. The town engineer presented the EV charging stations and locations.

B. Dwyer stated he went to the last meeting and heard a discussion about the Hathaway properties.

**VII. ADJOURNMENT**

**MOTION: (Jett-Harris/Granatek) to adjourn at 8:45. Vote: APPROVED unanimously**

Respectfully Submitted

Sue Spang,

Recording Secretary