

EAST LYME BOARD OF SELECTMEN
REGULAR MEETING MINUTES
JANUARY 17, 2024

IN ATTENDANCE: Dan Cunningham, Rose Ann Hardy, Don MacKenzie and Jason Deeble. Ann Cicchiello and Candice Carlson participated via Zoom. Ms. Carlson arrived at the meeting in person at 7:41 p.m.

Mr. Cunningham called the regular meeting of the East Lyme Board of Selectmen to order at 7:00 p.m. and led the Pledge of Allegiance.

1b. Additional Agenda & Consent Items
There were none.

1c. Delegations

Greg McIntyre, 41 Shore Road, Niantic, stated that he is an applicant for the alternate position on the Zoning Commission, but that he does not agree with how the recent appointment to the commission was handled. For this reason, he stated that he would like to remove his name from the applicant pool.

John Vilcheck, 4 Meadow Street, Niantic, gave a brief summary of his qualifications, which includes being a resident and homeowner in East Lyme for 48 years, and service in the Navy for 29 years. Mr. Vilcheck agrees with Mr. McIntyre's comments on the recent appointment but stated that he would still be interested in the alternate position on the Zoning Commission.

Nick Menapace, 38 Hope Street, Niantic, stated that he did not agree with the Zoning Commission appointing Ms. Thurlow as she did not win the election and he feels that the appointment undermines the electors wishes. He feels as though the police presence at the Zoning meeting was unnecessary.

Daniel Glynn, 103 Flanders Road, Niantic, stated that he would like to be considered for the alternate position on the Zoning Commission. He would also like to be considered for the Village District Consultant position. He is a career architect and has done a lot of work in East Lyme and knows the zoning regulations very well. His letter of interest is attached hereto as Exhibit #1.

Cathy Yuhas, 12 Lake Avenue Ext., Niantic, addressed the Board and expressed her desire to be seated as an alternate on the Zoning Commission. Her letter of interest is attached hereto as Exhibit #2.

Gary Pivo, 4 Colonel Drive, East Lyme, addressed the Board and stated that he was speaking as a private citizen and not a member of the Zoning Commission. He does not agree with how the appointment was made and shared some information regarding the proper approach to electing and appointing to boards and commissions and accurate representation.

Norm Peck, 32 West Main Street, Niantic, stated that he endorses John Vilcheck's appointment as an alternate to the Zoning Commission.

RECEIVED FOR RECORD
EAST LYME, CT
2024 JAN 23 A 9:00
Candice Carlson
TOWN CLERK

1d. Approve Minutes

MOTION (1)

Mr. Deeble MOVED to approve the Special Meeting Minutes of January 3, 2024, as submitted. Seconded by Ms. Hardy. Motion passed 6-0.

1e. Consent Calendar

MOTION (2)

Mr. Deeble MOVED to approve the Consent Calendar for January 17, 2024, in the amount of \$7,209.65.

Seconded by Ms. Hardy. Motion passed 6-0.

2. Appointments

MOTION (3)

Mr. Deeble MOVED to appoint Ryan Williams, 2 Barrett Drive, Niantic, to serve as a member on the Inland Wetlands Agency on behalf of the Town of East Lyme with a term to expire on January 5, 2026.

Seconded by Mr. MacKenzie. Motion passed 6-0.

MOTION (4)

Mr. Deeble MOVED to appoint Tom Kalal, 80 Grassy Hill Road, East Lyme, to serve as an alternate member on the Inland Wetlands Agency on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Hardy. Motion passed 6-0.

MOTION (5)

Ms. Cicchiello MOVED to appoint Paul Vincenti, 14 Round Rock Road, Niantic, to serve as a member on the Board of Police Commissioners on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Hardy. Motion passed 6-0.

MOTION (6)

Ms. Cicchiello MOVED to appoint Tom Beebe, 17 Islanda Court, Niantic, to serve as a member on the Parks and Recreation Commission on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Mr. MacKenzie. Motion passed 6-0.

MOTION (7)

Mr. Deeble MOVED to appoint Todd Donovan, 23 Sandpiper Lane, East Lyme, to serve as a member on the Parks and Recreation Commission on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Hardy. Motion passed 6-0.

MOTION (8)

Mr. Deeble MOVED to appoint Ben Armstrong, 12 Naomi Lane, East Lyme, to serve as a member on the Parks and Recreation Commission on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Hardy. Motion passed 6-0.

Mr. Deeble made a MOTION to appoint Daniel Glynn, 103 Flanders Road, Niantic, to serve as an alternate member of the Zoning Commission on behalf of the Town of East Lyme with a term to expire on December 1, 2025.

There was no Second to this Motion.

MOTION (9)

Ms. Hardy MOVED to appoint Cathy Yuhas, 12 Lake Avenue Ext., Niantic to serve as an alternate member of the Zoning Commission on behalf of the Town of East Lyme with a term to expire on December 1, 2025.

Seconded by Ms. Carlson. Motion passed 6-0.

2c. Police Commission Ordinance

DISCUSSION: Mr. Cunningham explained that the ordinance includes term limits, which no other boards or commissions have. He asked that the Board review the ordinance and be prepared to discuss any changes that might need to be addressed.

3. Status of Cini Fishing Dock Leases

This matter is tabled to the next meeting.

4a. Ex-Officio Reports

Mr. MacKenzie Reported:

- Planning Commission heard an application for a 4-lot subdivision at 220 Pennsylvania Avenue; sent to Zoning.

Ms. Carlson Reported:

- Legislative breakfast held on January 5th at ELMS went very well.
- The mandated reading program is proving to be challenging.
- The new Family and Human Services Commission is meeting and getting settled.
- Parks and Recreation are looking at a possible 5-10% increase in fees.
- The Short-term Rental Subcommittee has a public hearing scheduled for January 29th and will expect to present to the Board of Selectman sometime in February or March.

4b. First Selectman's Report

Mr. Cunningham reported:

- Board of Finance approved their 2024 budget meeting calendar.
- The sea wall repair held up during the past couple of storms. The permanent fix for the sea wall is going to be expensive.
- Low levels of PFAS were discovered in a couple wells. Proper notification has been made to water customers.
- He would like to concentrate on upkeep of existing assets before moving on to any new projects.
- Talking about creating a Coastal Resiliency Fund to begin putting money away for future natural disasters. He noted that this will also improve the Town's bond rating.
- We had a large fire last week; condolences to the families of those whose lives were lost. Thank you to all of our firefighters, all first responders and all of the mutual aid that arrived to help.
- Water Department is working on how to rectify the PFAS issues in a couple of the wells.

5. Communications
There were none.

6. Public Comments
There were none.

7. Selectman's Response
Mr. Cunningham thanked everyone who came out tonight to speak before this Board and acknowledged that they heard what was being communicated. He will seek legal advice on this matter and check back at a future meeting.

8. Executive Session

MOTION (10)

Mr. Deeble MOVED to enter into executive session for the purpose of discussing real estate matters, Hathaway property.
Seconded by Ms. Carlson. Motion passed 6-0.

The Board of Selectmen entered into executive session at 7:55 p.m. They returned at 8:20 p.m. and Mr. Cunningham stated that no formal votes were taken.

MOTION (11)

Mr. Deeble MOVED to adjourn the January 17, 2024, regular meeting of the Board of Selectmen at 8:20 p.m.
Seconded by Ms. Carlson. Motion passed 6-0.

Respectfully Submitted,



Sandra Anderson
Recording Secretary

Exhibit #1

Zoning Commission Position

January 17, 2024

Daniel Glynn
103 Flanders Road

I've been a Niantic resident since 1958. I can actually remember when East Lyme was mostly woods. My grandfather and my father built about two dozen houses in town including 13 in Black Point. I attended the old Lillie B. Haynes school which was torn down to make way for the Middle School. I graduated from the Rhode Island School of Design with a Bachelor of Fine Arts and a Bachelor of Architecture. In 1985 I became a licensed architect. I designed and built our house on Flanders Road in 1989.

I've worked for several architectural firms including 19 years at Centerbrook Architects, which in 1998 was named the #1 Architectural Firm in the Country by the American Institute of Architects. The first project I worked on in that office was the East Lyme Community Center. In 2009 I opened my own office working from my home. I am quite familiar with the zoning regulations because I use them every time I design a project in town.

Last year I drew up plans for the new Cafe Sol because the old Cafe Sol is planned to be torn down to make way for an oversized mixed-use monstrosity. The vast majority of townspeople spoke out against that project at numerous public hearings, but the Zoning Official and prior Commission appeared hell-bent on approving it, even if the regulations were ignored in the process. The project planned for the old Cafe Sol site was approved IN ERROR because it does not meet the minimum lot size requirements in Section 9.3.1. According to the formula, the planned 18-apartment mixed-use building is PROHIBITED on a lot that small. The permit was granted anyway.

This exemplifies the deliberate lax enforcement of the regulations which has led to rampant overdevelopment in town. The question to ask the Zoning Official and prior Commission is this: "Why, if the entire town tells you they don't want the project, and the regulations tell you it's not allowed, why, then, do you STILL approve it?" The Zoning Official admits it was a mistake but says the zoning approval cannot be revoked. But the Town can and should deny a Building Permit and a C.O. for a building that does NOT comply with the zoning regulations. CT General Statutes Chapter 124, Section 8-12, provides the legal basis to terminate that project. I highly recommend that the Board of Selectmen look into this matter NOW and stop it in its tracks before the three existing buildings on that site are torn down.

Related to this, I also wish to reiterate an issue I recently brought to the attention of the First Selectman, the Zoning Official, the Commission, and the Board of Finance. In January of 2020, Architectural Design Review Regulations were put into place for Downtown Niantic Village. Last month, Flanders Village was added as a second district subject to Architectural Design Review. Section 34.11.2.1 requires that the Town hire an architect to act as the Village District Consultant to ensure that projects in these two districts comply with the Architectural Design Review Regulations. For the past 4 years projects have been given zoning approvals without the oversight of a licensed architect. That position has been left vacant by the Zoning Official, the previous Zoning Commission, and the Town for the past 4 years.

Because of this vacancy, approvals have been granted by laymen with no architectural training, resulting in anomalies like the yellow behemoth known as the Norton, which will continue to diminish the streetscape of Downtown Niantic for generations to come. A licensed architect would have clearly flagged Section 34.8 which states, "With the objective of maintaining a small-town character, buildings should appear to be modest in scale, relating to the scale of the immediate surroundings." The Norton is so obviously out of scale with its neighbors, it is an architectural insult to the community. It is high time that the Town of East Lyme fills the position of Village District Consultant so that the architectural integrity of Downtown Niantic and Flanders Village is not further compromised.

My main purpose in running for the Zoning Commission is to ensure that the zoning regulations are enforced and that more discipline and oversight is exercised in the approval process. I want to help East Lyme to improve and to be a beautiful and caring place to live.

Thank you.

Daniel H. Glynn, Architect (AIA)

103 Flanders Road
Niantic, CT 06357
860-334-9295
danglynn2@gmail.com

Self-Employment:

2009-2024

Daniel H. Glynn, Architect (AIA)

- Breen-Stetson Residence (2023)
- Café Sol 2.0 (2023)
- McEwan Residence (2022)
- Essex House (2022)
- Paradis Residence 2022)
- Urso Garage (2022)
- Woznicki Residence (2021)
- Grota Solna Salt Cave (2021)
- Henry Residence (2021)
- Baumgartner Residence (2021)
- Terry Residence (2021)
- Stoddard Barn (2021)
- All Souls Unitarian Congregation Addition (2015-2020)
- Kouroyen Deck (2020)
- Marolda Residence (2020)
- Gorecki Garage (2019)
- Baskin Residence (2018)
- Guiliano Residence (2017)
- LT Construction Office Building / Apartments (2017)
- Whitewater Park (2017)
- Stack Residence (2017)
- Lundy Residence (2017)
- Hygienic Pavilion (2016)
- Johnson Residence (2016)
- Brown Residence (2016)
- Kallaugher Carport (2016)
- McGuire Residence (2015)
- Greenberg Barn (2015)
- Maxson Residence (2015)
- Riverside Park Restroom Facility (2015)
- Brockett Residence (2014)
- Creller Residence (2014)
- Sokol Residence (2014)
- Barstow Residence (2012)
- Glew Residence (2012)
- Stidfole Residence (2010)
- Glynn Art Studio - Architect, General Contractor (2010)
- Glynn Residence - Architect, General Contractor (1989)
- Cacciatore Residence (1987)
- Cullotta Residence (1986)

Employment:

- 2006-2008 Arbonies King Vlock Architects, Branford, CT – Project Manager
- SCSU – Buley Library, New Haven, CT
 - Soundview Family YMCA, Branford, CT
- 1987-2006 Centerbrook Architects, Essex, CT – Associate / Project Manager
(1998 AIA Award for #1 Architectural Firm in the Country)
- Quinnipiac University Village IV Dormitory, Hamden, CT
 - Quinnipiac University Ledges II Dormitory, Hamden, CT
 - Trudeau Institute – EAM Addition, Saranac Lake, NY
 - King Low-Heywood Thomas Middle School, Stamford, CT
 - First Unitarian Church, Providence, RI
 - CSHL - Woodbury Technical Center, Woodbury, LI
 - UConn Central Heating Plant, Storrs, CT
 - UConn Chemistry Building, Storrs, CT – Job Captain
 - Quinnipiac University Law School, Hamden, CT – Job Captain
 - CSHL – Neuroscience Center, Cold Spring Harbor, LI – Job Captain
 - East Lyme Community Center, East Lyme, CT – Job Captain
- Related Professional Experience:
- Instituted the Electronic Submittal System
 - Conducted quality assurance reviews - SD, DD and CD phases
 - Presented seminars on UL Directory, Construction Administration
 - Travel Grants: 1992 – Chicago; 2003 – Hamburg, Berlin, Germany
- 1984-1987 Barun Basu Associates, New London, CT – Project Manager
- New London Senior Citizens Center, New London, CT
 - Hartford Temple, Middletown, CT
 - Best Western Olympic Inn, Groton, CT
- 1977-1984 Lindsay Liebig Roche Architects, Waterford, CT- Designer/Draftsman
- 1980 Facilities Design Associates Inc, New London, CT - Interior Designer
- 1977 Sanford Meech, Architect, Groton, CT – Designer/Draftsman

Education:

- 1981 Rhode Island School of Design, B. Arch.
- 1980 Rhode Island School of Design, B.F.A.

Scholarships:

- 1976-1981 Rhode Island School of Design
- 1976-1980 Connecticut State Scholarship

Licensing:

- 1985-2024 State of CT Architectural Licensing Board - License No. 3768

Software:

AutoCAD / SketchUp

Exhibit #2

Cathy Yuhas
12 Lake Avenue Extension
Niantic, CT 06357

I was born and raised in the town of East Lyme and am proud to say I am a product of the amazing school system we have here. I have been an RN for 35 years and in some capacity, have cared for the residents of East Lyme. I am also a realtor, in the field for about 10 years, starting out at Heritage Properties which as you know, is now William Raveis.

My father was a residential custom home builder and I have been involved with many renovation projects personally over the years. So, if you were to ask me why I am interested in this position, it would be because of those two things. I have had the opportunity to live in other communities from the west coast to the east coast, but the pull to come home was too strong so I have been back home for the last 14 years, because nowhere else has compared to living in East Lyme.

You might think that being a nurse has nothing to do with zoning, but between that and being a realtor, the two careers parallel, allowing me to bring my skills of listening, communication, observation, the ability to learn, and critical thinking to the position being applied for.

East Lyme is such a beautiful town with a rich history and incredible community involvement. You can raise your kids here and retire here as I have chosen to do. East Lyme has given so much to me and now I want to give back. I am invested in the people of East Lyme and the success of this town. I am honest, my intentions are good, and I want to promote safety and contribute to the future vision and direction of our community.