

Minutes of the East Lyme Zoning Commission January 9, 2025, Regular Meeting

Date and Time: 1/9/2025 7:29PM to 8:02PM

Present: Members: Anne Thurlow, Chairman, Nancy Kalal, Secretary, Norman Peck, Michael Foley, Denise Markovitz, Debbie Jett-Harris. Alternates: Jim Liska, Cathy Yuhas.
Staff: William Mulholland. Recording Secretary: Jessica Laroco

Absent: Alternate: Sarah Susco. Ex-Officio: Roseanne Hardy

Location: East Lyme Town Hall Upper Conf Room 108 Pennsylvania Avenue

1. Call to Order and Pledge

Chairman Thurlow called the January 9, 2025, Regular Meeting of the East Lyme Zoning Commission to order at 7:29PM and led the Pledge of Allegiance.

2. Attendance

Ms. Thurlow called the roll and noted Alternate Sarah Susco and Ex-Officio Roseanne Hardy were absent.

3. Public Hearing -There was none.

4. Regular Meeting- There was none.

5. Disposition of Minutes

Approval of Minutes of December 5, 2024, Regular Meeting

MOTION 1

Ms. Markovitz moved to approve the Minutes of the 12/5/2024 Regular Meeting as presented.
Ms. Jett-Harris seconded the motion.
Motion passed 6-0-0.

6. Old Business

Ms. Thurlow asked for an opinion from the Board regarding the previously discussed Affordable Housing Appeals Moratorium.
There was some discussion, and it was decided that Mr. Mulholland would invite Attorney Bleasdale to either a Regular Meeting, or a Special Meeting for additional discussion.

MOTION 2

Ms. Jett-Harris moved to invite Attorney Bleasdale to speak with the Commissioners.
Ms. Markovitz seconded the motion.
Motion passed 6-0-0.

7. Subcommittee Reports

7-a Subcommittee- Text Amendment Mixed Use-CA Zone

Mr. Mulholland noted that this was still a work in progress.

7-b. Subcommittee-RU 80/40 Redistricting

-Ms. Jett-Harris stated the following:

The potable drinking water, the aquifers, water in the north end of town, previous speakers and the wish to have a Public Hearing. PA 21-29 enables zoning to have the responsibility to protect the quality of LIS and to 169 municipalities in CT. She thought perhaps over half of the area to be redistricted was owned by the State of CT and privately by Yale University. The lots are 1-2 acres and they are proposing 5 acre parcels.

RECEIVED FOR RECORD
EAST LYME, CT
2025 JAN 13 A 8:29
TOWN CLERK

-Ms. Kalal stated:

3b of the Aquifer Protection Regulation states that we (East Lyme) can change the watershed and recharge boundaries. The chloride in sodium chloride (salt) has the greatest effect on the quality of water for fish and wildlife whereas sodium has the greater effect on humans. East Lyme regulates the salt used by the Town on the roads, however the schools use private contractors, and they are not regulated, but the schools sit on top of the aquifer. Additionally, nitrogen is another polluter. Septic systems are also a concern as they can leak and/or fail. She noted that other towns hire a person to track the cleaning and maintenance of septic systems in towns. This town has a give/take agreement with the city of New London, and we have not been able to fulfill our end of givable (potable) water for some time.

Ms. Thurlow wondered how many parcels would be affected by this change, and if a lawyer had been consulted.

Ms. Jett-Harris thought there were 30, however, Mr. Mulholland noted that the research done by the staff indicated many more than that, between 300-400 parcels.

Mr. Foley noted that a few hundred parcels would be made nonconforming by this change. He also stated that being nonconforming is serious, as it reduces the value of someone's property.

Mr. Mulholland showed the Commission on the large map in the room and indicated the general area to be changed. He also noted that an attorney could be invited to speak. He had spoken briefly to an attorney who noted that it had been rezoned in the 70's based on septic and well separation distances.

It was decided that the Town Attorney would be asked by Mr. Mulholland to attend a meeting for discussion prior to scheduling a Public Hearing.

8. New Business

8-a Application of Boats Incorporated for Coastal Area Management (CAM) for Site Plan Review for tear down and rebuild of proposed 4,146 sq ft building for property located at 129-1 Main St, Assessor Map 12.1, Lot 54.

Ms. Thurlow asked Mr. Mulholland to schedule this for a Regular Meeting.

8-b Any business on the floor, if any, by majority vote of the Commission. -There was none

8-b Correspondence- There was none.

9. Public Delegations

Lisa McGowan, 33 Spinnaker Dr, asked the Commission to reconsider its decision to move Public Delegations to later in the agenda, and move it back to earlier in the agenda.

10. Zoning Official

Mr. Mulholland informed the Board that the Land Use Departments were steady in their business. He noted that he had been informed that sewer capacity had become an issue in town and could mean no new large projects can be scheduled. He also stated that the Town's Attorney's Office would be down a person due to retirement.

Ms. Jett-Harris questioned whether that would impact the availability of an attorney for questions, etc.

Mr. Mulholland responded that he had been assured that this would not impact on the availability of the remaining attorneys, this has happened before. The firm may bring on another attorney to help.

Ms. Jett-Harris asked if there had been any movement on the ZDM Building (Main St-Mixed Use Building)

Jessica Laroco noted that there was no pending nor approved Building Permit, and there was an incomplete Demolition Permit submitted.

11. Comments from Ex-Officio-There were none.

12. Zoning Board Liaison to the Planning Commission

- a. December 10, 2024-Ms. Jett-Harris reported the following:
 - The bond for the Orchards could be reduced due to its near completion, the decision was tabled pending more information
 - Election of Officers
- b. January 7, 2025- Ms. Kalal did not attend
- c. February 11, 2025- Mr. Liska will attend

13. Comments from the Chairman

Ms. Thurlow noted the following:

-Short Term Rental Ad Hoc Committee would have another meeting Monday January 13, 2025, and then there would be 2 more meetings before a Public Hearing will be scheduled. At that point a report would be give to the Board of Selectmen with a recommendation of some kind. It may or may not include Zoning.

14. Adjournment

MOTION 3

Ms. Jett-Harris moved to adjourn the January 9, 2025, Regular Meeting of the East Lyme Zoning Commission at 8:02PM.

Ms. Kalal seconded the motion.

Motion passed 6-0-0.

Respectfully submitted,
Jessica Laroco,
Recording Secretary