

TOWN OF EAST LYME

ZONING COMMISSION

AUGUST 6, 2015

REGULAR MEETING MINUTES

MEMBERS PRESENT:

MATTHEW WALKER, CHAIRMAN  
TERENCE DONOVAN  
WILLIAM DWYER  
NORM PECK  
JAMES LISKA, ALTERNATE (DID NOT SIT)  
GEORGE MCPHERSON  
PETER LUKAS, ALTERNATE (SAT FOR REGULAR MEETING)

FILED IN EAST LYME  
CONNECTICUT  
Aug 10 20 15 AT 11:35 (AM/PM)  
BRAD D. HANCOCK ATC  
EAST LYME TOWN CLERK

ALSO PRESENT:

ATTORNEY MARK ZAMARKA  
HOLLY CHEESEMAN, EX-OFFICIO  
BILL MULHOLLAND, ZONING OFFICER  
RITA FRANCO-PALAZZO, PLANNING REPRESENTATIVE

MEMBERS ABSENT:

MATTHEW KANE  
SHAWN SINGER, ALTERNATE

1. PETITION OF TIMOTHY S. HOLLISTER FOR LANDMARK DEVELOPMENT GROUP, LLC AND JARVIS OF CHESHIRE, LLC UNDER CONNECTICUT GENERAL STATUTES SECTION 8-30G TO REZONE 123.02 ACRES FROM RU-120, ITS EXISTING ZONING DESIGNATION, TO AFFORDABLE HOUSING DISTRICT (SECTION 32 OF THE EAST LYME ZONING REGULATIONS) AND FOR APPROVAL OF A PRELIMINARY SITE PLAN (SECTION 32.9 OF THE EAST LYME ZONING REGULATIONS) WHICH PROPOSES OPEN SPACE OF 87 ACRES FOR PROPERTY IDENTIFIED IN THE APPLICATION AS CALKINS ROAD, EAST LYME, AND FURTHER IDENTIFIED IN SECTION 9 OF SAID PETITION AS BOSTON POST ROAD, (EAST LYME ASSESSOR'S MAP 31.0, LOT 4), 23 CALKINS ROAD, (EAST LYME ASSESSOR'S MAP 32.0, LOT 1) AND QUARRY DOCK ROAD (EAST LYME ASSESSOR'S MAP 27.0, LOT 14).

This discussion will be continued at a Special Meeting next Thursday at 6:30 p.m.

2. APPLICATION OF THE TOWN OF EAST LYME PARKS AND RECREATION FOR AN ELECTRONIC MESSAGE BOARD AT THE EAST LYME TOWN HALL, 108 PENNSYLVANIA AVENUE, NIANTIC.

Chairman Walker stated he is confident any quirks can be ironed out with this. He is not a huge supporter of electronic signs, but he is excited that this will be tasteful.

Mr. Donovan asked about it being dimmed.

Mr. Wilson stated it can sleep at certain hours and be turned back on for emergencies. It auto dims at sunset.

**Motion (1)** Chairman Walker moved to approve the application of the Town of East Lyme Parks and Recreation for an electronic message board at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic. With the following condition:

1. Sleep midnight to 5:00 a.m. except for emergencies and auto dim from dusk to midnight.

Seconded by Mr. McPherson.

Motion Passed 6-0.

3. APPLICATION OF RING'S END B&L CONSTRUCTION, FOR RINGS END LUMBER, TO CONSTRUCT A PARKING LOT AND STORAGE AREA AT 0 HOPE STREET, NIAN TIC.

**Motion (2)** Mr. Donovan moved to approve the application of B&L Construction, for Ring's End Lumber to construct a parking lot and storage area at 0 Hope Street, Niantic.

Seconded by Mr. McPherson.

Motion Passed 6-0.

4. REQUEST OF KEITH NEILSEN, FOR DOCKO, FOR COLIN DOWLING FOR A COASTAL AREA MANAGEMENT REVIEW FOR THE RAISING AND RE-ORIENTATION OF A HISTORIC HOME TO MEET FLOOD STANDARDS, INCLUDING RAISING THE GRADE AT PROPERTY IDENTIFIED IN THE APPLICATION AS 235 OLD BLACK POINT ROAD, NIAN TIC, CT.

Keith Neilsen of Docko, Inc stated he represents Mr. Dowling. They would like to re-orient the house and raise the grade on the property so waves have energy taken out of them. It is clear of the coastal jurisdiction line. They will use stone, gravel fill, topsoil, and switch grass. It will appear as a dune. The grass has an aggressive root system. It is clear of DEEP jurisdiction. This will be a significant improvement of the usefulness of the property. There is quite a bit of wave action at this location. This will not change the drainage.

Mr. Donovan asked about the property on the side of this.

Mr. Neilsen stated the drainage will be diverted from other property. He also said that page 4 of his application he should have checked "coastal hazard area on site".

**Motion (3)** Mr. Donovan moved to approve the request of Keith Neilsen, for Docko, for Colin Dowling for a Coastal Area Management Review for the raising and re-orientation of a historic home to meet flood standards, including raising the grade, at property identified in the application as 235 Old Black Point Road, Niantic CT.

Seconded by Mr. Peck.

Motion Passed 6-0.

5. APPROVAL OF MINUTES OF JULY 9, 23 AND 30, 2015

Motion (4) Chairman Walker moved to approve the Minutes of the Regular Meeting of July 9<sup>th</sup>.

Seconded by Mr. McPherson.

Motion Passed 4-0-2 (Mr. Lukas and Mr. Donovan abstained)

Motion (5) Mr. Peck moved to approve the Special Meeting Minutes of July 23<sup>rd</sup> and July 30<sup>th</sup>.

Seconded by Mr. Dwyer.

Motion Passed 5-0-1 (Mr. Lukas abstained)

\*\*There was a two minute recess.

OLD BUSINESS

1. SUB-COMMITTEE – MIXED USE IN CB ZONE

This sub-committee has not met. They will be meeting once the Landmark decision is made.

NEW BUSINESS

1. APPLICATION OF THEODORE A. HARRIS, AGENT, FOR MICHAEL LINCOLN, JR, FOR AN AMENDMENT TO SECTION 1.6, 11.1.7, AND SECTION 22.1.6 REGARDING A BREW PUB REGULATION (LI ZONE) OF THE EAST LYME ZONING REGULATIONS.

Chairman Walker asked Mr. Mulholland to schedule this item for a Public Hearing.

2. APPLICATION OF THE TOWN OF EAST LYME FOR A SPECIAL PERMIT TO CONSTRUCT A NEW SALT SHED AND PUBLIC WORKS FUELING FACILITY AT THE CURRENT FIELD SERVICES BUILDING AT 6 & 8 CAPITOL DRIVE/11 COLTON ROAD, EAST LYME, CONNECTICUT.

Chairman Walker asked Mr. Mulholland to schedule this item for a Public Hearing.

3. APPLICATION OF THE TOWN OF EAST LYME FOR A SPECIAL PERMIT TO REPLACE TWO EXISTING UNDERGROUND FUEL TANKS WITH ONE ABOVE GROUND DIESEL TANK WITH CANOPY AT 8 ROXBURY ROAD, EAST LYME, CONNECTICUT.

Chairman Walker asked Mr. Mulholland to schedule this item for a Public Hearing.

4. APPLICATION OF TODD SAKOWSKI, FOR A SPECIAL PERMIT FOR A TAPROOM BREWERY AT 243 MAIN STREET, NIAN TIC, CONNECTICUT.

Chairman Walker asked Mr. Mulholland to schedule this item for a Public Hearing.

**5. ANY BUSINESS ON THE FLOOR, IF ANY BY THE MAJORITY VOTE OF THE COMMISSION**

There was no business on the floor.

**6. ZONING OFFICIAL**

Mr. Mulholland stated they have been busy and there is more in the wings. The big box is still percolating. He attended a DOT meeting regarding Exit 74/Flanders Road. Crest Ford will probably be receiving a letter on Tuesday. He has had discussions about another new restaurant downtown. The building on Main Street is coming together.

**7. COMMENTS FROM EX-OFFICIO**

Ms. Cheeseman stated there was a Special Town Meeting to vote on 5 items. They all passed. They then had their regular meeting where lifesaver awards were given to Donnie Marr and Jim Levandoski. Two lifeguards also received awards from the Town. The East Lyme Babe Ruth State Champs were honored; they approved the unaffiliated cost of living increase. They carried over the remainder of the LOCIP balance, they did budget transfers, and they appointed Don Danila to the Conservation of Natural Resources Commission.

**8. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION**

No one attended the August 4<sup>th</sup> meeting.

**9. COMMENTS FROM CHAIRMAN**

Chairman Walker stated they will continue to work hard on Landmark. He asked that everyone familiarize themselves even more with the record.

**10. ADJOURNMENT**

**Motion (6) Mr. Donovan moved to adjourn the meeting at 9:00 p.m.**

**Seconded by Mr. Dwyer.**

**Motion Passed 6-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**