

TOWN OF EAST LYME

ZONING COMMISSION

JANUARY 5, 2012

MEETING MINUTES

FILED Jan 10, 2012
AT 10:15 a.m.

MEMBERS PRESENT:

Marc Salerno, Chairman
Matthew Walker
Terence Donovan
Matthew Kane
George McPherson
Norm Peck
John Hogan, Alternate
William Dwyer, Alternate

Sabatini
TOWN CLERK

ALSO PRESENT:

BILL MULHOLLAND, ZONING OFFICER
ROSEANN HARDY, EX-OFFICIO

MEMBERS ABSENT:

JAMES LISKA, ALTERNATE

CALL TO ORDER

Chairman Salerno called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

Chairman Salerno led the assembly in the Pledge of Allegiance.

PUBLIC DELEGATIONS

There were no public delegations.

REGULAR MEETING

1. APPLICATION OF THE TOWN OF EAST LYME FOR A COASTAL AREA MANAGEMENT (CAM) SITE PLAN REVIEW FOR THE REPLACEMENT OF A DAMAGED SEAWALL AT PROPERTY IDENTIFIED IN THE APPLICATION AS 8 ATLANTIC STREET, NIAN TIC, ASSESSOR'S MAP 11.4, LOT 175.

Mike Giannatasio, Director of Public Works for the Town of East Lyme was present to represent the applicant.

Mr. Walker read a memo from Mr. Mulholland to the Zoning Commission.

Mr. Walker read a letter from Marcy Balint of the DEEP to the Zoning Commission.

Mr. Mulholland stated there are several color pictures included in the member's packets that show the damage to the seawall.

Chairman Salerno asked if they would be having a steel tongue similar to what was used by the surrounding neighbors to fix their seawalls.

Mr. Giannatasio stated they would be using the same design at those neighbors and they are using the same contractor. He believes the steel tongue will go down 15 feet.

Motion (1) Mr. Walker moved to approve the Application of the Town of East Lyme, for a Coastal Area Management (CAM) Site Plan Review for the replacement of a damaged seawall at property identified in the application as 8 Atlantic Street, Niantic, Assessor's Map 11.4, lot 175.

Reasons:

1. Application is consistent with all applicable goals and conditions of the CAM Act.
2. Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.

Seconded by Mr. Donovan.

Motion Passed 6-0.

2. EAST LYME ZONING COMMISSION BUDGET 2012/2013.

Mr. Mulholland reviewed the budget with the members. This budget starts on July 1st.

Mr. Peck asked about the town setting the zoning officer and recording secretary salaries, so they are essentially just discussing the approval of approximately 2500.00.

Chairman Salerno stated in the past with some litigation they have in the past had to ask the Board of Selectmen for money for our own traffic study. In the absence of a traffic study paid for by the town, the proof would fall to the traffic study provided by the applicant. He suggested they set aside \$5000.00 for the Commission for traffic studies.

Mr. Mulholland stated some years ago there was a line item for consultants, and it was never used and it was given back and at some point they just took it out of the budget. They can put it in and request it, and if the Board of Selectmen or Board of Finance want they can take it out, but it is this Commissions right to request it.

Chairman Salerno stated this would be a more direct channel rather than having to request it when it is needed.

Mr. Peck stated we are servicing the town well, and if we feel that it is likely that we would need consulting then we should let them know that we expect to need it.

Mr. Walker asked what the protocol is for requesting the money.

Mr. Mulholland stated he would make the request to the First Selectman, and if he was unsuccessful then the Chairman would request it to the First Selectman and maybe go to the Board of Selectmen.

Mr. McPherson stated he thought we should have it in.

Mr. Kane thought it would be a good idea.

Mr. Donovan agreed that if this Commission thought strongly they should try to put it in.

Chairman Salerno stated if we decide to he will go to the meeting to defend our decision.

Mr. Mulholland stated he will be meeting next week with the First Selectman.

Motion (2) Mr. McPherson moved to amend the budget to add a line item for \$5000.00 for consultant fees.

Seconded by Mr. Donovan.

Motion Passed 6-0.

Motion (3) Mr. Donovan moved to approve the 2012/2013 budget as amended.

Seconded by Mr. McPherson.

Mr. Donovan withdrew his Motion (3).

Motion (4) Mr. Donovan moved to approve the amended 2012/2013 budget in the amount of \$85,711.

Seconded by Mr. McPherson.

Motion Passed 6-0.

3. APPROVAL OF MINUTES OF DECEMBER 1, 2011.

****Mr. Dwyer was not seated as a regular member, but Chairman Salerno did allow him to vote on the approval of the Minutes of December 1, 2011.**

Motion (5) Mr. Walker moved to approve the Public Hearing and Regular Meeting minutes for December 1, 2011.

Seconded by Mr. Peck.

Motion Passed 4-0-3 (Mr. Donovan, Mr. McPherson, and Mr. Kane abstained)

4. APPROVAL OF MINUTES OF DECEMBER 8, 2011.

Motion (6) Mr. Walker moved to approve the Special Meeting Minutes of December 8, 2011.

Seconded by Mr. McPherson.

Motion Passed 6-0.

OLD BUSINESS

1. PARKING SUBCOMMITTEE

This subcommittee has not met for a while, they will be meeting soon. The members of this subcommittee will now be Mr. Hogan, Mr. Kane and Chairman Salerno.

2. SIGN SUBCOMMITTEE

This subcommittee will be looking into the farm signs, and may invite Mr. Kalal to join them. The members of this subcommittee will now be Mr. Walker, Chairman Salerno and Mr. Donovan.

NEW BUSINESS

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

Application of Donna Criscuolo of Niantic Yoga Center for a Special Permit for Indoor Recreation for a yoga studio at property identified in the application as 11 Liberty Way, Units 3 & 4, Niantic CT.

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

Mr. Peck stated the language in Section 20.7 of the current regulations states the minimum frontage or right of way must be 25 feet wide, but the CDD allowed 10 feet. They need to correct that.

Mr. Mulholland stated he will take a look into that.

Chairman Salerno asked Mr. Mulholland to look into it and get back to them.

2 ZONING OFFICIAL

Mr. Mulholland stated there will be a major application for mixed use buildings downtown.

3. COMMENTS FROM EX-OFFICIO

Ms. Hardy did not have any comments.

4. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION

Mr. Walker did not attend the meeting. The next meeting will be attended by Mr. Dwyer.

5. COMMENTS FROM CHAIRMAN

Chairman Salerno stated if the new members have any questions they should feel free to ask.

6. ADJOURNMENT

Motion (7) Mr. McPherson moved to adjourn the meeting at 8:15 p.m.

Seconded by Mr. Donovan.

Motion Passed 6-0.

Respectfully Submitted,

**Karen Miller Galbo
Recording Secretary**