

**TOWN OF EAST LYME
ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 9, 2010**

REGULAR MEETING MINUTES

Members Present:

Marc Salerno, Chairman
Bill Dwyer, Alternate
Rosanna Carabelas
Norm Peck, III

Members Absent:

Steve Carpenteri
Mathew Walker
Edward Gada
James Liska, Alternate
Bob Bulmer, Alternate

Also Present:

Paul Formica, First Selectman
Bill Mulholland, Zoning Officer
Mike Giannattasio, Director of Public Works
Dave Putnam, Director of Parks & Recreation

FILED IN EAST LYME TOWN
CLERK'S OFFICE

Sept 13 20 10 at 11:30 AM PM

Esther B. Williams

EAST LYME TOWN CLERK

- 1. Application of the Town of East Lyme, for a Special Permit for Town Buildings and Use per East Lyme Zoning Regulation 20.1.2(F) and Section 25 and Section 24, to renovate an existing building and operate a field services facility at property identified in the application as 6 and 8 Capitol Drive, and 11 Colton Road, East Lyme, Connecticut.**

Mr. Dwyer stated he was glad to see this facility in an industrial area and out of a residential area.

Mr. Salerno stated he feels this will have less environmental impact as the present facility is near the Pattagansett River.

Mr. Peck asked that the Waiver of the Buffer strip be explained.

Mr. Mulholland stated the property line is to the north of the building and they are asking for a waiver of the buffer so they can have interaction between the two properties.

Mr. Salerno stated they also asked for waiver of the sidewalks since there are no sidewalks in the area.

Motion (1) Mr. Peck moved to approve the Application of the Town of East Lyme, for a Special Permit for Town Buildings and Use per East Lyme Zoning Regulation 20.1.2(F) and Section 25 and Section 24, to renovate an existing building and operate a field services facility at property identified in the application as 6 and 8 Capitol Drive, and 11 Colton Road, East Lyme, Connecticut, with a waiver of the required sidewalk, and a waiver of the buffer strip between 6 and 8 Capitol Drive.

Seconded by Mrs. Carabelas.

Motion Passed 4-0-0.

Mr. Mulholland stated this will be published next Thursday (9/16) and will be effective Friday (9/17.)

2. Approval of Minutes of July 8, 2010.

Motion (2) Mrs. Carabelas moved to accept the Minutes of the July 8, 2010 Executive Session, Public Hearing and Regular Meeting.

Seconded by Mr. Dwyer.

Motion Passed 4-0-0.

3. Approval of Minutes of July 29, 2010.

Approval of these minutes was tabled until there are more members present.

4. Executive Session – Pending Litigation.

There was no executive session.

Old Business

1. Subcommittee – Niantic Village (Norm Peck & Marc Salerno)

Mr. Mulholland stated they would have some information on this for the next meeting.

Mr. Salerno suggested they meet next week.

2. Subcommittee – Conservation Development by Design (Marc Salerno, Norm Peck & Rosanna Carabelas)

There was discussion to send this to Public Hearing at the next meeting.

Mr. Salerno asked Mr. Mulholland to have the Conservation Development by Design regulations re-sent to members of this Commission.

3. Incentive Housing (Ed Gada, Rosanna Carabelas, Marc Salerno)

Mr. Mulholland stated he believes the First Selectman wants to attend a meeting to discuss the Incentive Housing Zone. There are payment rewards to a community if these are enacted.

4. Parking Subcommittee (Matthew Walker, Marc Salerno, Steve Carpenteri)

They will meet in October. Mr. Mulholland gave Mr. Salerno parking information.

New Business

- 1. Application of Tobey Russ for Three Belles, LLC for a Coastal Area Management Plan Review for property identified in the application as 119 Oswegatchie Hills Road, Niantic, Connecticut to construct two rack storage units at an existing marina.**

Mr. Salerno asked Mr. Mulholland to schedule a public hearing on this.

- 2. Application of Keith Neilson, P.E., of Docko, Inc., for Vincent J. Dowling, Jr., owner for a Coastal Area Management Plan Review for property identified in the application as 295 Old Black Point Road, Niantic, Connecticut for shoreline protection improvements.**

Mr. Salerno asked Mr. Mulholland to schedule a public hearing on this.

- 3. Application of Peter J. Springsteel, Architect, for Gregg and Nancy Cook, owner for a Coastal are Management Plan Review for property identified in the application as 15 Point Road, Niantic, Connecticut for renovation and addition to an existing two story single family dwelling.**

Mr. Salerno asked Mr. Mulholland to schedule a public hearing on this.

- 4. Application of Peter J. Springsteel, Architect, for Richard P. Lena, owner for a Coastal Area Management Plan Review for property identified in the application as 293 Giants Neck Road, Niantic, Connecticut, for renovations and additions to an existing two story single family dwelling.**

Mr. Salerno asked Mr. Mulholland to schedule a public hearing on this.

- 5. Application of Pauline Lord dba White Gate Farms for a Special Permit for a Farm Store at property identified in the application as 83 Upper Pattagansett Road, East Lyme, Connecticut.**

Mr. Salerno asked Mr. Mulholland to schedule a public hearing on this.

6. Any business on the floor, if any by the majority vote of the Commission.

Mr. Salerno asked to add Signs to the floor. There were no objections.

He stated the sign regulations are 15 years old. He would like to form a sub-committee to see if they need updating.

Mr. Mulholland stated he felt the digital sign issue should be looked into.

Mr. Salerno stated Mr. Walker has expressed an interest in being on this sub-committee. Mrs. Carabelas stated she would like to be a part of it also.

Mr. Peck stated they spent a lot of time on this when the regulations were enacted. He suggested they would spend their time on something better. If there is a sign that is a problem that Mr. Mulholland could take care of any sign issues.

Mr. Mulholland stated he advises all new businesses that he meets with what signs are legal and what signs are not.

Mrs. Carabelas, Mr. Walker and Mr. Salerno will be on the subcommittee.

7. Zoning Official

Mr. Mulholland stated his department has been busy. There are two new restaurants coming to town, and a new Bed and Breakfast on Smith Avenue, they may have some new activity on Main Street, and there is a new affordable housing application coming in. He also discussed the Aquifer Protection Zone.

8. Comments from Ex-Officio

There was no ex-officio present.

9. Comments from zoning board liaison to Planning Commission

Bill Dwyer discussed fee waivers.

10. Comments from Chairman

There were no Comments from the Chairman.

11. Adjournment.

Motion (3) Mrs. Carabelas moved to adjourn the meeting at 8:55 p.m.

Seconded by Mr. Dwyer.

Motion Passed 4-0-0.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Karen Miller Galbo". The signature is written in black ink and is positioned above the printed name.

Karen Miller Galbo