

TOWN OF EAST LYME

ZONING COMMISSION

JUNE 21, 2012

PUBLIC HEARING MINUTES

MEMBERS PRESENT:

Marc Salerno, Chairman
Norm Peck
Matthew Kane
George McPherson
Terence Donovan
James Liska, (Alternate, Seated for this meeting)

FILED June 25, 2012
AT 8:30 a.m.

Dorothy A. Blais
TOWN CLERK

MEMBERS ABSENT:

Matthew Walker
William Dwyer, Alternate
Jack Hogan, Alternate

ALSO PRESENT:

Bill Mulholland, Zoning Officer
Rose Ann Hardy, Ex-officio (Entered at 7:40 p.m.)

CALL TO ORDER

Chairman Salerno called the public hearing to order at 7:35 p.m.

PLEDGE OF ALLEGIANCE

Chairman Salerno led the assembly in the Pledge of Allegiance.

PUBLIC DELEGATIONS

Attorney Tim Hollister from Hartford was present to speak to the Commission regarding the Landmark III lawsuit.

Mr. Mulholland stated he received a call from Town Counsel today advising him that Attorney Hollister may be at this meeting, and that he wanted to address the Commission. He advised the members to listen, but they are not to interact with Attorney Hollister.

Attorney Hollister stated that he represents Landmark; he has taken over for Attorney Ziska who has scaled back his practice. He represents Glenn Russo, and he is a land use and environmental lawyer. He is aware that they previously received and discussed with Attorney O'Connell his letter dated June 1, 2012. His client owns 236 acres in town.

Mr. Mulholland asked if Attorney Hollister is giving testimony regarding the court case.

Attorney Hollister stated he just wants to explain why they are going to be requesting a Public Hearing from this Commission. What they are proposing now is to be in compliance with the Court Order. They have tried to come up with a list with all of the categories of information the Zoning Commission needs to make a decision, such as traffic, coastal, and environmental, among others. This is not a new application; it will be a continuance of their prior application.

Mr. Mulholland stated they should not be giving testimony if this is a continuance.

Attorney Hollister stated he is reporting what he discussed with Attorney O'Connell.

Mr. Mulholland stated he wanted to make sure the members of this Commission are not getting information they shouldn't be.

Attorney Hollister stated the applicant has finished its homework. The market for this type of housing is robust, and they are asking for this Commission to schedule a public hearing and they will come back.

PUBLIC HEARING

1. APPLICATION OF THE TOWN OF EAST LYME ZONING COMMISSION TO AMEND THE EAST LYME ZONING MAP SECTION 22.6 AREAS OF EXEMPTION FROM PARKING REQUIREMENTS BY ADDING THE FOLLOWING PROPERTIES TO THE PARKING OVERLAY ZONE:

85 AND 95 PENNSYLVANIA AVENUE	11 AND 9 LAKE AVENUE
413 AND 409 MAIN STREET	400 MAIN STREET
5 BAPTIST LANE AND BAPTIST LANE	MAIN STREET
416, 393-3, 385, 377, 369-3, 357-3, 345-4, 335 MAIN STREET	
386-3, 380, 374, 364-6, 344-8, 338 MAIN STREET	

Mr. Mulholland confirmed the legal advertisement had run on this item.

Mr. Kane read a memo from Mr. Mulholland.

Mr. Kane read a letter from Mr. Goeschel.

Mr. Kane read a memo from Marcy Balint of the CT DEEP.

Chairman Salerno stated this is a Zoning Commission Application, and it was brought forth by the sub-committee. The Zoning Commission approved the overlay zone in 1999. It eases the parking restrictions downtown. It has been fairly successful and they are looking at expanding the zone to the west and a little to the north due to the proximity to public parking, and the expanded parking behind the theatre and at hole in the wall.

Mr. Mulholland stated there is a Thai restaurant going in where the grocery store once was, that would not be going in without it being in the overlay zone. In addition there is another one poised and waiting.

There were no public comments.

Motion (1) Mr. McPherson moved to close the public hearing.

Seconded by Mr. Donovan.

Motion Passed 6-0.

Respectfully Submitted,



**Karen Miller Galbo
Recording Secretary**