

TOWN OF EAST LYME

ZONING COMMISSION

JULY 12, 2012

PUBLIC HEARING MINUTES

FILED IN EAST LYME
July 17, 2012 AT 8:20A M

Brooke D. Stevens, AK
EAST LYME TOWN CLERK

MEMBERS PRESENT:

Marc Salerno, Chairman
Matthew Kane
George McPherson
Matthew Walker
Terence Donovan
Norm Peck
Jack Hogan, Alternate (Did not sit at Public Hearing)
James Liska, Alternate (Did not sit)

MEMBERS ABSENT:

William Dwyer, Alternate

ALSO PRESENT:

Bill Mulholland, Zoning Officer
Rose Ann Hardy, Ex-Officio (Entered at 8:05 p.m.)

CALL TO ORDER

Chairman Salerno called the Public Hearing 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.

PUBLIC HEARING

1. APPLICATION OF PETER T. TYTLA, OWNER FOR A ZONE CHANGE FROM CA TO RU-40 FOR PROPERTY IDENTIFIED IN THE APPLICATION AS 91 BOSTON POST ROAD, ASSESSOR'S MAP 31.0, LOT 2.

Mr. Mulholland confirmed that the legal ad had run on this item.

Mr. Walker read a memo from Mr. Mulholland.

Mr. Walker read a letter from Mr. Goeschel.

Mr. Walker read a letter from Marcy Balint.

Mr. Walker read a letter from the Water and Sewer Commission.

Peter Tytla, of 91 Boston Post Road, East Lyme stated he has a unique property, and he would like to leave it to the town or state or have the town buy the property. There is a pond, Latimer Brook, and there are three levels on the property, which are the high rock level, the house and the outbuildings, and the wetlands and pond. He has 23 acres, and he wants to leave something for the animals. The front end of the property by the road is zoned commercial. It is not a good place to build commercially.

Chairman Salerno entered a map of the property as Exhibit 1.

Mark Christensen of 66 Grassy Hill Road stated he supports Mr. Tytla's application. The area by the Brook should not be zoned commercial.

Mr. Tytla stated it has been in his family since late 1930s. He does not want to develop the property; he wants to have it residential for the animals.

Motion (1) Mr. Donovan moved to close the Public Hearing.

Seconded by Mr. Walker.

Motion Passed 6-0.

2. APPLICATION OF THE TOWN OF EAST LYME ZONING COMMISSION TO AMEND THE EAST LYME ZONING REGULATIONS SECTION 20.27 ITEM NUMBER 2 TO ALLOW ADDITIONAL 450 SQUARE FEET FOR OUTDOOR DINING ADJACENT TO A PUBLIC SIDEWALK.

This is a Commission sponsored application.

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

Mr. Walker read a memo from Mr. Mulholland.

Mr. Walker read a letter from Gary Goeschel.

Mr. Walker read a letter from Marcy Balint.

Mr. Walker read a letter from the Regional Planning Commission.

There were no questions from the Commission.

There were no public comments.

Chairman Salerno stated they have a sub-committee studying outdoor bars. He questioned whether the language would allow outdoor bars.

Mr. Mulholland stated they could request a bar under a special permit. Someone could make an argument and ask for it.

Mr. McPherson stated he does not want to see bars on the sidewalk. They could specifically exclude outdoor bars on sidewalks.

Motion (2) Mr. McPherson moved to close the Public Hearing.

Seconded by Mr. Kane.

Motion Passed 6-0.

3. APPLICATION OF JAMES & WENDY TOOLE FOR A SPECIAL PERMIT TO CONSTRUCT A CHICKEN COOP, 7'X3' FOR UP TO TEN CHICKENS FOR PERSONAL USE AT PROPERTY IDENTIFIED IN THE APPLICATION AS 52 CARDINAL ROAD, EAST LYME. EAST LYME ASSESSOR'S MAP 52.0 LOT 51.1.

Mr. Walker read a memo from Mr. Mulholland.

Wendy Toole of 52 Cardinal Road stated they do not plan on having roosters.

Mr. Mulholland asked who would be taking care of the chickens.

Mrs. Toole's daughters stated they would be taking care of the chickens.

There were no questions by the Commission.

Nancy Kalal stated she is in support of this application. It is the right of citizens to have their own food. The Town should amend their regulations so this is not such a difficult process.

Mark Christensen, 66 Grassy Hill Road supported the application as well. More of these applications will come along as food and fuel prices go up.

Peter Tytla stated when he grew up everybody had chickens. He supports this application.

Motion (3) Mr. McPherson moved to close the Public Hearing.

Seconded by Mr. Donovan.

Motion Passed 6-0.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Karen Miller Galbo".

**Karen Miller Galbo
Recording Secretary**