

TOWN OF EAST LYME

ZONING COMMISSION

NOVEMBER 17, 2011

PUBLIC HEARING MINUTES

Members Present:

Steve Carpenteri, Acting Chairman  
Norm Peck  
Bob Bulmer, Alternate  
James Liska, Alternate

FILED Nov 21, 2011  
AT 8:30 AM.

A. Blais, etc.  
TOWN CLERK

Also Present:

Bill Mulholland, Zoning Officer  
Ed O'Connell, Town Attorney

**Call to Order:**

The Public Hearing was called to order at 7:31 p.m.

Acting Chairman Carpenteri sat Mr. Bulmer and Mr. Liska as regular members for this meeting so that there will be a quorum.

**Pledge of Allegiance**

Mr. Carpenteri led the assembly in the Pledge of Allegiance.

Mr. Carpenteri appointed Mr. Liska as Acting Secretary for this meeting.

**Public Delegations**

There were no public delegations.

**Public Hearing**

1. **Continuation of Application of Jason Pazzaglia, to amend the East Lyme Zoning Regulations Section 6.3.1, to reduce the amount of square feet required for a multi-family residence from 18000 square feet to 15000 square feet in the R-12 Zone.**

This is a continuation of a Public Hearing that was already started in order for the applicant to clarify his position.

Jason Pazzaglia of 21 Darrows Ridge Road stated he did get more information, and he gave all of the members the documents. Mr. Carpenteri marked them as Exhibit 2, Exhibit 3, and Exhibit 4. Mr. Pazzaglia stated he is asking for consistency within the Regulations. The majority of the R-12 lots that would be affected by the proposed text amendment are already built on. There are 3 vacant lots that could be built on new. He stated there are 38 total affected parcels. If every lot that was affected changed to a multi-family there would be a complete build out of approximately 152 people.

Mr. Carpenteri stated that Mr. Goeschel said worst case scenario would be 211 lots.

Mr. Pazzaglia stated that Mr. Goeschel took all lots over 15000 feet into consideration.

Mr. Carpenteri stated his numbers are different than the applicant's numbers.

Mr. Mulholland reminded the members that the application is for duplexes and not multi-family. The exhibit says multi-family, and duplexes are not considered multi-family.

Mr. Pazzaglia stated he asked Mr. Goeschel to come tonight, but he is not there.

Mr. Bulmer asked Mr. Mulholland to summarize Mr. Goeschel's report to the Zoning Commission.

Mr. Mulholland stated that memo is in the Member Packet for this meeting.

Mr. Liska asked if there are 2 different zones, one being 18000 feet and one being 15000 feet.

Mr. Mulholland stated he should look at the minutes from the last meeting. The applicant is asking for an amendment to the R12 zone. He is here tonight to provide further evidence.

Mr. Bulmer asked how many lots would be affected in the whole town.

Mr. Mulholland stated there are other R10 areas, but the only R12 are in Black Point. If they look at the exhibit it shows all R10 and R12.

Merrill Mazzella of 5 Gada Road stated she lives next to the property Mr. Pazzaglia wants to build on. At the last meeting he was asked to prove why this amendment would be beneficial to the Town. She hasn't heard why the Town should change their Zoning Regulations. This is primarily a single family home area, and this would benefit himself and not the Town.

Mr. Pazzaglia stated everyone understands the economy. He is trying to develop the Town in a way that is good for the Town. He is not trying to pack in affordable housing. He is just asking for consistency within the Regulations.

Mr. Bulmer stated he has been on this Commission a long time and Ms. Mazzella brings up a good point. People move into this Town and expect the rules to be honored. They do not want higher density. If this application was just for a variance he wouldn't have as much of a problem, but a Regulation change is forever. We owe something to the people of this town. We are talking about intensifications within a coastal area. He wishes he could help this gentleman, but he could not vote to approve this.

Mr. Liska stated there is an R40 in Upper Pattagansett and an 830g application came in and wanted housing for hundreds of people. If we make this amendment the builder will still need to come before us.

Mr. Mulholland stated if this is approved they do not need to come back to the Zoning Commission, it would be a staff level review.

Mr. Carpenteri stated he appreciates what the applicant wants to do, he is quite a good builder, but the next guy could do it differently, and they could be opening a can of worms.

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

**Seconded by Mr. Bulmer.**

**Motion Passed 4-0.**

- 2. Application of Lisa Bragaw for Zen and Now Wellness Studio for a Special Permit for Indoor Recreation to operate a Yoga and Cycling Studio at property identified in the application as 170 Flanders Road, Assessor's Map 26.3, Lot 11.**

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

Mr. Liska read a memo from Mr. Mulholland.

Mr. Mulholland stated this is in the Midway Mall.

Lisa Bragaw of 19 Attawan Avenue stated this will be a yoga and cycling studio. The class times are not set in stone yet. They may adjust their opening and closing times.

Mr. Mulholland asked if classes will be one hour.

Ms. Bragaw stated they will be 45 minutes to 1 and ½ hours.

Mr. Carpenteri asked if they are having classes from 7 to 11 and then will be closed until 5.

Ms. Bragaw stated they are not sure, they are hoping to do lunch time with seniors, but they may offer classes throughout the day.

Mr. Mulholland stated the business plan will continue to develop as it demands.

Mr. Liska stated parking at the Midway Mall will not be an issue. Have they taken into consideration the residents above?

Susan Raffeto, the business manager for the applicant, stated there is nobody above their unit.

Jason Pazzaglia of 21 Darrows Ridge Road thinks this is great and he wishes them luck.

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

**Seconded by Mr. Bulmer.**

**Motion Passed 4-0.**

**Respectfully Submitted,**

A handwritten signature in black ink, appearing to read "Karen Miller Galbo". The signature is written in a cursive, flowing style.

**Karen Miller Galbo  
Recording Secretary**