

TOWN OF EAST LYME

ZONING COMMISSION

NOVEMBER 3, 2011

PUBLIC HEARING MINUTES

MEMBERS PRESENT:

Marc Salerno, Chairman  
Matthew Walker  
Steve Carpenteri  
Rosanna Carabelas  
Norm Peck  
William Dwyer, Alt

FILED Nov 8, 2011  
AT 12:00 P.M.  
L. Abblais, ATC  
TOWN CLERK

Also Present:

Bill Mulholland, Zoning Officer  
Rose Ann Hardy, Ex-Officio  
Ed O'Connell, Town Attorney

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.

Chairman Salerno sat Mr. Dwyer as a regular member for the Public Hearing.

PUBLIC DELEGATIONS

There were no public delegations.

1. **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.**

Chairman Salerno stated the legal advertisement had run on Item 1.

Mr. Carpenteri read a memo from Mr. Mulholland.

Mr. Carpenteri read a memo from Mr. Goeschel.

Mr. Carpenteri read a letter from James D. Rabbitt of SCCOG.

Mr. Carpenteri read a letter from Mr. Goeschel.

Mr. Carpenteri read a letter from Marcy Balint.

Jason Pazzaglia stated he is asking for a change to the Zoning Regulations for the R12 zone. He believes the R10 and R12 zones are intertwined.

Mr. Mulholland stated the majority of R12 is in Black Point. What would happen if the lot requirement was reduced? If there was a subdivision of 10 lots, they could have 10 lots with duplexes.

Mr. Pazzaglia stated there is a lot of criteria in getting a two family house built, a lot of it is based on the health department.

Mr. Mulholland stated there would also be coastal issues, when a structure is built within 100 feet of high water mark they would have to do a CAM analysis. Some land may be unbuildable.

Ms. Carabelas stated he could go to ZBA instead of to the Zoning Commission as an option. She is uncomfortable changing the whole regulations. That could change that whole area.

Ms. Carabelas asked if there is a hardship.

Mr. Pazzaglia didn't think so, but in the R10 they allow 15000 square feet for a multi family, why is it not like that in the R12?

Ms. Carabelas stated she believes it is because it is so much closer to the water.

Mr. Pazzaglia stated the regulation isn't going to change the amount of development on the water.

Mr. Carpenteri stated there must be a reason why R10 and R12 are different.

Mr. Mulholland stated they are looking at greater densities. The beach communities are developed as smaller lot sizes.

Mr. Peck stated he would like to see what other areas have R12.

Mr. Mulholland stated it is just Black Point.

Mr. Peck asked to see an enlargement of the pictures presented by the applicant.

Chairman Salerno stated they would mark the packet of documents presented by the applicant as Exhibit 1.

Mr. Peck asked where in the POCD it favors this.

Mr. Mulholland was not sure.

Mr. Peck stated if this Commission was in favor of this they would need good reason why they should approve this. Where in the POCD is this recommended? He was not seeing a good case why we should increase the density.

Mr. Pazzaglia stated that Mr. Goeschel wrote that the POCD recommends this.

Mr. Peck stated he would like to know where to find where this scenario was addressed in the POCD.

Mr. Mulholland stated the Public Hearing could be continued to search out that information if that would be helpful.

Chairman Salerno stated the onus would fall on the applicant to find that.

Mr. Pazzaglia stated he can get more details and meet with Mr. Goeschel.

Mr. Peck stated he would like to see that.

Chairman Salerno stated just to be more consistent with R10 is not a good enough reason.

Mr. Dwyer asked if it is up to the town to do this research for the applicant.

Mr. Mulholland stated it is commonplace for staff to be helpful to applicants to a point.

Mr. Dwyer stated he would like to see this information from the applicant.

Chairman Salerno stated he would like to continue this Public Hearing to November 17<sup>th</sup>.

Merrill Mazzella of 5 Gada Road asked why they would change the regulations for one piece of property. She lives next door to property that is going to be divided. It will change the whole landscape. It is also across from a historic schoolhouse. This does a disservice to Niantic. It is obvious the intent of this change is for the welfare of the builder and not for the Town.

John Hanley of 55 Fairhaven Road stated he moved into an R12, not an R10. The R12 does not have city water or sewer.

The Public Hearing was continued to November 17<sup>th</sup>.

Respectfully Submitted,

*Karen Miller Galbo*

Karen Miller Galbo  
Recording Secretary