

TOWN OF EAST LYME

ZONING COMMISSION

JUNE 21, 2012

REGULAR MEETING 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 AM.

Lesley 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**

- 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
413 AND 409 MAIN STREET
5 BAPTIST LANE AND BAPTIST LANE**

**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**

**11 AND 9 LAKE AVENUE
400 MAIN STREET
MAIN STREET**

Motion (1) Mr. Liska moved to approve the 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
5 Baptist Lane and Baptist Lane
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

400 Main Street
Main Street

Seconded by Mr. Donovan.

Motion (2) Mr. Liska moved to amend his Motion to state the following:

Mr. Liska moved to approve the 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
413 and 409 Main Street
5 Baptist Lane and Baptist Lane (Assessor's Map 11.2, Lot 172)
Main Street (Assessor's Map 11.2, Lot 163)
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

11 and 9 Lake Avenue
400 Main Street

Seconded by Mr. McPherson.

Motion Passed 6-0.

Mr. Mulholland stated this will be published on Thursday, June 28th and effective on June 29th.

He stated that Café Sol will be expanding into the hair salon next door, and they were waiting on this.

2. LANDMARK III IMPLEMENTATION

There was no discussion.

3. APPROVAL OF MINUTES OF JUNE 7, 2012

Mr. Donovan asked if Mr. Balantic's comments should be in the minutes.

Mr. Mulholland stated he said it, and if it occurred it should stay.

Chairman Salerno asked if it should have been stricken from the record.

Mr. Mulholland stated Mr. McPherson mentioned it later at the meeting and that is in the minutes.

Chairman Salerno asked if that happens again, please interrupt the person speaking.

Mr. Mulholland stated State Statutes prohibits members of land use boards or commissions from making comments before other boards. If any of the zoning Commission members are at these meetings they should not comment.

Motion (3) Mr. Donovan moved to approve the June 17, 2012 Public Hearing and Regular Meeting Minutes.

Seconded by Mr. McPherson.

Motion Passed 5-0-1 (Mr. Kane abstained)

OLD BUSINESS

1. PARKING SUB-COMMITTEE

There was no report on this sub-committee.

2. SIGN SUB-COMMITTEE

There was no report on this sub-committee.

NEW BUSINESS

- 1. APPLICATION OF JAMES & WENDY TOOLE FOR A SPECIAL PERMIT TO CONSTRUCT A CHICKEN COOP, 7' X 3', 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.**

Chairman Salerno asked Mr. Mulholland to schedule this for a public hearing.

- 2. ANY BUSINESS ON THE FLOOR, IF ANY BY THE MAJORITY VOTE OF THE COMMISSION.**

There was no business on the floor.

3. ZONING OFFICIAL

Mr. Mulholland stated he met with the people from Gateway. They will be back in early fall. He has been working with the owners of a gas station on 156, and a small office building diagonally across from the gas station. The Yankee Clipper will eventually come down. There is another mixed use on Main Street in the works.

Mr. Peck asked if he had cleared up the two errors in the Regulations.

Mr. Mulholland stated the record has been cleared up; he will have Jen do handouts for the members.

4. COMMENTS FROM EX-OFFICIO

Rose Ann Hardy stated Lew Mostowy has resigned from the Zoning Board of Appeals. At the present time they are in good shape with Water, the Board of Selectmen has approved an Ordinance for water conservation in advance if it is needed. They are still in a holding pattern for the Samuel Smith House. Joe Smith has been re-appointed as Building Official. At a Town meeting they approved \$95,000.00 for temporary repairs of the Boardwalk. The town has received a STEAP grant in the amount of \$400,000.00 for Phase 3 of downtown to come around the corner of Pennsylvania Avenue, for sidewalks, street lamps extending to State Road, and that will include plantings also.

Mr. Mulholland asked if they had any discussion on the bath house at McCooks. The public has been asking questions as to why the work is being done now.

Mrs. Hardy stated there were reasons it was not done in March. They approved at Town meeting an allocation of \$50,000.00 for downtown sidewalk general repair. They also approved an appropriation of \$400,000.00 for improvements on Walnut Hill Road and anything left will be used to upgrade existing roads.

Mr. Mulholland asked if they have discussed extending the sidewalk around Gorton Pond.

Mrs. Hardy stated they have not had discussion on that.

Chairman Salerno asked about the football field at the high school.

Mrs. Hardy stated it was supposed to start the day after graduation but she drove by the other day and it had not started.

5. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION

There was no meeting.

6. COMMENTS FROM CHAIRMAN

Chairman Salerno stated he has had some emails regarding ATV usage in the North end of town. He has done some research and that would be controlled by Ordinance, which would be done by the Board of Selectmen.

Mr. Mulholland stated that has been an ongoing issue.

Chairman Salerno asked if the sign sub-committee has scheduled a meeting.

Mr. Mulholland stated he will have Jen contact the members.

Chairman Salerno asked that the outdoor bar sub-committee schedule a meeting.

7. ADJOURNMENT

Motion (4) Mr. Liska moved to adjourn the meeting at 8:31 p.m.

Seconded by Mr. Donovan.

Motion Passed 6-0.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Karen Miller Galbo".

**Karen Miller Galbo
Recording Secretary**