

TOWN OF EAST LYME  
ZONING COMMISSION  
AUGUST 2, 2012  
REGULAR MEETING MINUTES

FILED IN EAST LYME  
Aug 7, 2002 AT 8:10 A M

Brooke D. Stevens  
EAST LYME TOWN CLERK

**Members Present:**

**Mark Salerno, Chairman**

**Matthew Kane**

**Matthew Walker**

**Terence Donovan**

**Norm Peck**

**John Hogan, Alternate (Sat for Regular Meeting)**

**James Liska (Entered at 7:59, Did not Sit)**

**Members Absent:**

**George McPherson**

**William Dwyer, Alternate**

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Chairman Salerno led the assembly in the Pledge of Allegiance.

Mr. McPherson was absent, so Chairman Salerno sat Mr. Hogan for this meeting.

**PUBLIC DELEGATIONS**

**Mark Christensen**, Grassy Hill Road and **Tom Kalal** of Grassy Hill Road representing East Lyme Agri-Business. They feel that agriculture was being neglected in East Lyme. They are a sub-committee of the Economic Development Commission. Recently they did an Open Farm Day, they had a spot at East Lyme Day, and they will be doing a trail ride in the Fall. They are here because they have suggestions regarding Chicken Regulations. East Lyme is lacking in the chicken department. The most recent applicant for chickens will take three years to get her money back after the costs of applying for a permit. It is onerous and doesn't seem right.

Mr. Kalal stated he is the operator of Cranberry Meadow Farm. They raise beef and pork and they keep bees. The people who recently applied for a chicken coop paid \$433.00 in fees for 6 chickens. They provided members with a copy of the Guilford CT Regulations and the New Haven regulations.

## **PUBLIC HEARING**

There was no public hearing.

## **REGULAR MEETING**

- 1. Request of Theodore A. Harris for exceptions to Section 24 Site Plan Review Requirements (specifically Section 24.6C (sidewalk) and Section 24.6e(3)(buffers) for property located at 30 West Main Street, East Lyme Assessor's Map 11.2, Lot 29.**

**\*\*Mr. Peck recused himself for Item 1.**

Mr. Harris stated this is a continuation from the last meeting. There are buffer issues and sidewalk issues. They have reviewed their plans and they are able to get the driveway between the two trees and all existing trees will remain.

Chairman Salerno asked about the height of the arborvitae in the back.

Mr. Harris stated they would be 10 to 12 feet tall at planting. He recognized the desire for a sidewalk in that area, but questions the practicality of it. In order for that sidewalk to connect with downtown they would need a new bridge. It also diminishes what can be done in the front yard. It would have to jog around a telephone pole and a fire hydrant. The regulations allow them to take physical difficulty into consideration.

Mr. Donovan stated they can put a sidewalk there, it is not as major as it sounds.

Chairman Salerno stated it is a tricky spot.

Mr. Hogan stated the use of the property is no longer residential but is commercial.

Mr. Donovan asked where the access to the building will be.

Mr. Harris stated in the back.

Mr. Walker stated if the intent is for a business a sidewalk would be appropriate.

**Motion (1) Mr. Donovan moved to approve the request of Theodore A. Harris for exception to Section 24 Site Plan Review Requirements (specifically Section 24.6e(3)(buffers) only and to deny the exception to Section 24.6C (sidewalk) for property located at 30 West Main Street, East Lyme Assessor's Map 11.2, Lot 29.**

**Seconded by Mr. Hogan.**

**Motion Passed 5-0.**

**\*\*Mr. Peck returned for the remainder of the meeting.**

## **2. Landmark III Implementation**

There was no discussion.

**\*\*Mr. Liska entered the meeting at 7:59 p.m.**

## **3. Approval of Minutes of July 12, 2012**

**Motion (2) Mr. Walker moved to approve the Public Hearing and Regular Meeting Minutes of July 12, 2012.**

Seconded by Mr. Hogan.

Motion Passed 6-0.

## **OLD BUSINESS**

### **1. Parking Subcommittee**

Parking has not met, they will start up again in the Fall.

### **2. Sign Subcommittee**

The Sign Subcommittee has not met, Chairman Salerno reminded the members to invite Mr. Kalal.

### **3. Outdoor Dining Bars Subcommittee**

Mr. Donovan stated Mr. Mulholland has been on vacation, they will meet soon.

## **NEW BUSINESS**

### **1. Any business on the floor, if any, by the majority vote of the Commission**

There was no business on the floor.

### **2. Zoning Official**

Mr. Mulholland was not present.

### **3. Comments from Ex-Officio**

The ex-officio was no present.

### **4. Comments from zoning board liaison to Planning Commission**

Planning did not meet in July.

**5. Comments from Chairman**

Chairman Salerno asked the members to look over the Chicken stuff, he would like to discuss that at the next meeting.

**6. Adjournment**

**Motion (3) Mr. Donovan moved to adjourn the meeting at 8:00 p.m.**

**Seconded by Mr. Walker.**

**Motion Passed 6-0.**

**Respectfully Submitted,**

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

**Karen Miller Galba  
Recording Secretary**