

TOWN OF EAST LYME

ZONING COMMISSION

NOVEMBER 6, 2014

REGULAR MEETING MINUTES

Members Present:

Marc Salerno, Chairman

Terence Donovan

Matthew Walker

George McPherson

Matthew Kane

James Liska, Alternate

Peter Lukas, Alternate

FILED IN EAST LYME
CONNECTICUT
Nov 12, 2014 AT 8:25 AM PM
Marc Salerno
EAST LYME TOWN CLERK

Members Absent:

Norm Peck

William Dwyer, Alternate

Also Present:

Rita Franco-Palazzo, Planning Representative

Holly Cheeseman, Ex-Officio

1. APPLICATION OF THE TOWN OF EAST LYME ZONING COMMISSION FOR AN AMENDMENT TO THE EAST LYME ZONING REGULATIONS, SECTION 20.20.8 LIQUOR, REGARDING THE PROXIMITY TO LOCATION OF PLACES OF WORSHIP, TO REDUCE THE "200 FEET RADIUS" TO 100 FEET.

Chairman Salerno stated this will change Section 20.20.8, Mr. McPherson's comments will be addressed by the Zoning Regulations Review Sub-Committee.

Mr. Walker stated this is an excellent modification and it doesn't make sense to restrict restaurants.

Motion (1) Mr. Donovan moved to approve the following amendment to Section 20.20.8 of the East Lyme Zoning Regulations:

PROXIMITY TO PLACES OF WORSHIP; NOTWITHSTANDING SECTION 20.20.6 AND 20.20.7 ABOVE, FOR CB ZONES, NO PREMISES CAN BE USED FOR THE SALE OF ALCOHOLIC BEVERAGES IF THE BUILDING OR PREMISES IS WITHIN 100 FEET OF A CHURCH, SYNAGOGUE, OR OTHER BUILDING USED AS A REGULAR PLACE OF RELIGIOUS WORSHIP.

Seconded by Mr. Walker.

Motion Passed 5-1-0 (Mr. McPherson – Nay)

Mr. McPherson stated he is not against reducing the proximity to 100 feet, he just feels the entire section should be amended together.

This will be published on November 13, 2014 and will become effective on November 14, 2014.

2. REQUEST OF J. ROBERT PFANNER TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR 23 CHESTERFIELD ROAD, EAST LYME, CONNECTICUT, SUBWAY RESTAURANT, TO PERMIT THE CONSTRUCTION OF A DECK.

Chairman Salerno stated this was originally approved for a patio and not a deck.

Mr. Pfanner submitted Exhibit A – Site Plan.

Mr. Pfanner stated they have a handicapped ramp from the back and stairs in the front. They still have the same plantings that were approved.

Chairman Salerno stated the original plan had a patio, which is why Mr. Pfanner had to come for a modification request.

Motion (2) Mr. McPherson moved to approve the request of J. Robert Pfanner to amend the previously approved site plan for 23 Chesterfield Road, East Lyme, Connecticut, Subway Restaurant, to permit the construction of a deck.

Seconded by Mr. Donovan.

Motion Passed 6-0.

3. ZONING COMMISSION MEETING CALENDAR OF 2015

Motion (3) Mr. Donovan moved to approve the Zoning Commission Meeting Calendar of 2015 as presented.

Seconded by Mr. Kane.

Motion Passed 6-0.

4. APPROVAL OF MINUTES OF OCTOBER 16, 2014

Motion (4) Mr. McPherson moved to approve the Public Hearing Minutes of October 16, 2014 as presented.

Seconded by Mr. Kane.

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

The approval of the Regular Meeting Minutes was tabled until the next meeting.

OLD BUSINESS

1. ZONING REGULATIONS REVIEW

They met this past Monday, the amendments are being updated, they are hoping to have them for the Commission in December. They will discuss them then and hopefully schedule a Public Hearing.

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

Ms. Cheeseman stated the Board of Selectmen met last night for an Executive Session regarding pending litigation. During the Regular Meeting after the Executive Session they discussed and approved the realignment of Mostoway Road subject to a Town Meeting. They also approved the discontinuance of a portion that is not being used. They refunded taxes for a property at 22 Church Lane that the Niantic Land Trust recently acquired. They authorized the First Selectmen to apply for a transit oriented Grant. They approved an appropriation for the Care Here Clinic. That is also subject to Board of Finance and Town Meeting approval. They signed the Call of the Special Town Meeting.

4. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION

Mr. McPherson attended the Planning Meeting, they discussed the Zoning Text Amendment proposal and they also discussed the Mostoway Road discontinuance and realignment.

5. COMMENTS FROM CHAIRMAN

Chairman Salerno stated if there is an issue with an application and a member of the Commission votes against it, he would like the reasons stated so the applicant knows why it was voted that way.

6. ADJOURNMENT

Motion (5) Mr. McPherson moved to adjourn the meeting at 8:15 p.m.

Seconded by Mr. Kane.

Motion Passed 6-0.

Respectfully Submitted,



Karen Miller Galbo

Recording Secretary

