

EAST LYME ZONING COMMISSION
REGULAR MEETING
Thursday January 21, 2010
MINUTES

FILED IN EAST LYME TOWN

CLERK'S OFFICE

Jan 25 20 10 at 1:50 AM
PM

Bob B Williams

EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Regular Meeting on Thursday January, 21, 2010 at the East Lyme Town Hall, 108 Pennsylvania Ave., Niantic, CT.

PRESENT: Marc Salerno, Chairman, Rosanna Carabelas, Secretary, Norm Peck, Steve Carpenteri, Matt Walker

ALSO PRESENT: Bob Bulmer, Alternate, Seated
Rose Ann Hardy, Ex-Officio

ABSENT: Ed Gada
William Dwyer, Alternate

Call to Order

Chairman Salerno called to order the Regular Meeting of the Zoning Commission at 7:50 PM.

Pledge of Allegiance

The pledge was previously observed.

Public Delegations

There were none.

Regular Meeting

1. The East Lyme Zoning Commission proposal to amend Section 24.0 Site Plan regulations.

Mr. Salerno called for discussion. There was limited discussion.

Mr. Salerno called for a motion to approve The East Lyme Zoning Commission proposal to amend Section 24.0 Site Plan regulations.

Mr. Salerno noted that there was previous discussion to remove the sentence in the Agricultural Design section.

MOTION (1)

Mrs. Carabelas moved to approve The East Lyme Zoning Commission proposal to amend Section 24.0 Site Plan regulations, with the amendment to Section 24.5.2 under Agricultural Design, C. the sentence beginning with Application for administrative site plan and ending with the Site Plan Review in parenthesis, delete that one sentence.

Seconded by Mr. Carpenteri.

Motion passed 6-0-0

Mr. Salerno asked Mr. Mulholland for an effective date. Mr. Mulholland replied the amendment would be published on Thursday January 28, 2010 and effective Friday January 29, 2010.

2. Approval of Minutes of December 3, 2009.

Mr. Salerno called for comments and or corrections to the Regular Meeting minutes of December 3, 2009.

Mr. Peck asked to clarify page 2, 4th paragraph, last sentence reading "In terms of maintaining New England village character and enhancement with two neighboring buildings" he asked to cross off the "with".

MOTION (2)

Mr. Carpenteri moved to approve the December 3, 2009 Regular Meeting Minutes as amended.

Seconded by Mr. Peck.

Motion passed 4-0-2.

Mrs. Carabelas abstained.

Mr. Bulmer abstained.

3. Approval of Minutes of December 7, 2009.

Mr. Salerno called for comments and or corrections to the Regular Meeting minutes of December 7, 2009.

There was no discussion.

MOTION (3)

Mr. Carpenteri moved to approve the December 7, 2009 Regular Meeting Minutes as submitted.

Seconded by Mr. Peck.

Motion passed 6-0-0.

4. Approval of Minutes of January 5, 2010.

Mr. Salerno called for comments and or corrections to the Special Meeting minutes of January 5, 2010.

Mr. Salerno stated that the call to order noted Mr. Dwyer had been seated at the table, and Mr. Bulmer also needed to be added.

Mr. Bulmer stated that his name appearing as alternate needed to be moved down one line under ALSO PRESENT, along with William Dwyer, alternate.

MOTION (4)

Mr. Peck moved to approve the January 5, 2010 Special Meeting Minutes as amended.

Seconded by Mr. Carpenteri.

Motion passed 5-0-1

Mrs. Carabelas abstained

Old Business

1. Subcommittee – Niantic Village (Norm Peck and Marc Salerno)

Mr. Salerno said that they were waiting on photos that were currently not available. Mr. Peck suggested that they not wait any longer and re-take the photos. It was decided that they would do this the following week.

2. Subcommittee – Conservation Development by Design (Marc Salerno, Norm Peck and Rosanna Carabelas)

Mr. Salerno said he had discussions with Mr. Mulholland and Mr. Goeschel and that they would schedule a meeting for Thursday, February 11th.

He said they may have a presentation for the commission by May, 2010.

3. Incentive Housing (Ed Gada, Rosanna Carabelas)

Mr. Salerno said that regulations were being written by regional planning and COGG. There would be a meeting scheduled within the next few weeks.

New Business

1. Any Business on the floor, if any by the majority vote of the Commission.

Mrs. Carabelas commented on Sandwich Boards and the hazards they present.

2. Zoning Official

Mr. Mulholland said there was discussion about a strip mall.

Mr. Carpenteri asked what was happening with Gateway. There was discussion about DOT and financing. Mr. Mulholland said there was a meeting he attended two months prior with regards to affordable housing.

There was discussion about the Plan of Conservation and Development, Mr. Bulmer felt there were things that Mr. Mulholland needed to address with Mr. Goeschel.

3. Comments from Ex-Officio

There were no comments.

4. Comments from Zoning Board liaison to Planning Commission.

Mr. Salerno said he attended the Planning Commission meeting and spoke with the Chairman Mike Bowers, they discussed having members attend each others meetings. There was discussion about spring and fall workshops.

5. Comments from Chairman

Mr. Salerno said that he had met with the Board of Selectmen regarding the proposed Brainerd Road cell tower. There was discussion about writing a letter from the Zoning Commission. It was decided that the town would proceed with intervener status and there would be a combined effort as a town, within the appropriate commissions.

6. Adjournment

Mr. Salerno called for a motion to adjourn

MOTION (5)

Mrs. Carabelas moved to adjourn the Regular Meeting of the East Lyme Zoning Commission, January 21, 2010 at 8:15 PM.

Seconded By Mr. Bulmer

Motion passed 6-0-0

Respectfully Submitted,

Zoe Zrakas, Recording Secretary