

TOWN OF EAST LYME

ZONING COMMISSION

NOVEMBER 17, 2011

REGULAR MEETING MINUTES

Members Present:

Steve Carpenteri, Acting Chairman
Norm Peck
Bob Bulmer, Alternate
James Liska, Alternate

FILED Nov 21, 2011
AT 8:30 AM.

L. Blais ATC
TOWN CLERK

Also Present:

Bill Mulholland, Zoning Officer
Ed O'Connell, Town Attorney

Acting Chairman Carpenteri sat Mr. Bulmer and Mr. Liska as regular members for this meeting so that there will be a quorum.

Mr. Carpenteri appointed Mr. Liska as Acting Secretary for this meeting.

1. Continuation of 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.

Mr. Peck stated he is trying to search for a reason to accommodate the applicant, and he cannot. He understands the reason for the application, but the Regulations were set in place for good reason. We need a good reason to make a change, and he can't find one. He is not in favor.

Mr. Liska stated if we don't approve and the land doesn't get developed, it can still be developed in the future.

Mr. Peck stated he doesn't believe anyone is trying to stop development; we are just trying to maintain.

Motion (1) Mr. Bulmer moved to deny the 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 R12 Zone.

Seconded by Mr. Peck.

Motion Passed 3-1 (Mr. Liska – Nay)

- 2. Application of Lisa Bragaw for Zen and Now Wellness Studio for a Special Permit for Indoor Recreation to operate a Yoga and Cycling Studio at property identified in the application as 170 Flanders Road, Assessor's Map 26.3, Lot 11.**

Motion (2) Mr. Bulmer moved to approve the application of Lisa Bragaw for Zen and Now Wellness Studio for a Special Permit for Indoor Recreation to operate a Yoga and Cycling Studio at property identified in the application as 170 Flanders Road, Assessor's Map 26.3, Lot 11.

Seconded by Mr. Liska.

Motion Passed 4-0.

Mr. Mulholland stated this will be published on the 24th and will be effective on November 25th.

- 3. Executive Session to discuss pending litigation.**

Motion (3) Mr. Liska moved to go into Executive Session for the purpose of discussing pending litigation, and to invite Attorney O'Connell to be present.

Seconded by Mr. Bulmer.

Motion Passed 4-0.

Motion (4) Mr. Bulmer moved to exit Executive Session at 9:10 with no action taken.

Seconded by Mr. Liska.

Motion Passed 4-0.

- 4. Approval of Minutes of November 3, 2011.**

Mr. Carpenteri stated they will table this approval as there are not enough people present tonight who were at the November 3, 2011 meeting.

Old Business

- 1. Parking Subcommittee**

They are still working on this.

2. Sign Subcommittee

There will be a public hearing on December 1st on the Amendments.

New Business

1. Proposed 2012 Zoning Commission Schedule

Mr. Mulholland asked that the members take home the schedule and look it over, and he will put it on the agenda for December 1st.

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 his phones are ringing, and things are picking up.

4. Comments from Ex-Officio

There was no ex-officio.

5. Comments from zoning board liaison to Planning Commission

The liaison was not present.

6. Comments from Chairman

Mr. Carpenteri had no comments.

7. Adjournment

Motion (5) Mr. Bulmer moved to adjourn the meeting at 9:20 p.m.

Seconded by Mr. Peck.

Motion Passed 4-0.

Respectfully Submitted,



**Karen Miller Galbo
Recording Secretary**