

TOWN OF EAST LYME

ZONING COMMISSION

NOVEMBER 3, 2011

REGULAR MEETING MINUTES

MEMBERS PRESENT:

Marc Salerno, Chairman  
Matthew Walker  
Steve Carpenteri  
Rosanna Carabelas  
Norm Peck  
William Dwyer, Alt

FILED Nov 8, 20 11  
AT 12:00 PM.  
J. Blais, ATC  
TOWN CLERK

Also Present:

Bill Mulholland, Zoning Officer  
Rose Ann Hardy, Ex-Officio  
Ed O'Connell, Town Attorney

Chairman Salerno sat Mr. Dwyer as a regular member for the Regular Meeting.

1. **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.**

This item was tabled to the next Regular Meeting.

2. **Application of Gerard A. Tramontozzi, Owner, for a Coastal Area Management (CAM) Site Plan Review to replace an existing seawall and stairs which were damaged due to Tropical Storm Irene at property identified in the application as 311 Giants Neck Road, Niantic, Assessor's Map 04.4, lot 14.**

Mr. Carpenteri read a memo from Mr. Mulholland to the Zoning Commission.

Mr. Tramontozzi stated 50% of the seawall is still there, they are just applying to repair to the same standards, except the plans call for rebar every 13 inches. The stairs are still there they are just putting them in place. The DEEP application is in the process of being approved. The contractor is ready to go.

Chairman Salerno asked if any work is going to be done on the sand.

The applicant stated there will be no work on the sand.

Chairman Salerno asked about the stairs being moved by the storm.

Mr. Mulholland stated they will be put back in the same location they were in. There are also no shellfish beds or tidal wetlands affected by this work.

Mr. Carpenteri asked if the seawall will have the same dimensions as previously.

Mr. Tramontozzi stated they would be the same dimensions.

Mr. Mulholland stated he has been on this site; there will be no adverse impacts on coastal resources.

**Motion (1) Ms. Carabelas moved to approve the application of Gerard A. Tramontozzi, Owner, for a Coastal Area Management (CAM) Site Plan Review to repair an existing seawall and stairs which were damaged due to Tropical Storm Irene at property identified in the application as 311 Giants Neck Road, Niantic, Assessor's Map 04.4, Lot 14.**

**Reasons:**

- 1. Application is consistent with all applicable goals and conditions of the CAM Act.**
- 2. Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.**

**Seconded by Mr. Dwycer.**

**Motion Passed 6-0.**

**Mr. Mulholland stated this will be effective upon publication.**

**MOTION (2) Mr. Walker MOVED TO GO INTO EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION AT 8:20 P.M. AND TO INVITE THE EX-OFFICIO, ZONING OFFICER, AND TOWN ATTORNEY INTO THAT EXECUTIVE SESSION.**

**SECONDED BY Ms. Carabelas.**

**Motion Passed 6-0.**

**MOTION (3) Ms. Carabelas MOVED TO EXIT EXECUTIVE SESSION WITH NO ACTION TAKEN AT 9:15 P.M.**

**SECONDED BY Mr. Peck.**

**Motion Passed 6-0.**

**\*\*The Ex-Officio and the Town Attorney left the meeting.**

**3. Approval of Minutes of October 20, 2011.**

**Motion (4) Mr. Carpenteri moved to approve the Regular Meeting Minutes of October 20, 2011.**

**Seconded by Mr. Peck.**

**Motion Passed 6-0.**

**Old Business**

**1. Parking Subcommittee**

There was no report.

**2. Sign Subcommittee**

There will be a Public Hearing on December 1<sup>st</sup> for the Sign Subcommittee.

**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. Peck asked about the email they had received regarding the updates to the Zoning Regulations. He believed there was a mistake in that email.

Mr. Mulholland will look into that.

**3. Comments from Ex-Officio**

There were no Comments from Ex-Officio.

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

Chairman Salerno asked to switch with someone for the November 15<sup>th</sup> meeting.

Mr. Peck agreed to do the November 15<sup>th</sup> meeting.

Chairman Salerno agreed to take the December 6<sup>th</sup> meeting for Mr. Walker.

**5. Comments from Chairman**

There were no comments.

**6. Adjournment**

**Motion (5) Ms. Carabelas moved to adjourn the meeting at 9:20 p.m.**

**Seconded by Mr. Dwyer.**

**Motion Passed 6-0.**

**Respectfully Submitted,**

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

**Karen Miller Galbo  
Recording Secretary**