

TOWN OF EAST LYME
ZONING COMMISSION

MAY 19, 2011

REGULAR MEETING MINUTES

MEMBERS PRESENT

Marc Salerno, Chairman
Norm Peck
Steve Carpenteri
Bill Dwyer, Alternate

MEMBERS ABSENT

Mathew Walker
Rosanna Carabelas
Bob Bulmer, Alternate
Ed Gada
James Liska, Alternate

FILED IN EAST LYME TOWN
CLERK'S OFFICE

May 24 20 11 at 8:20 AM PM
Lester B. Williams
EAST LYME TOWN CLERK

ALSO PRESENT

Bill Mulholland, Zoning Officer
Rose Ann Hardy (entered at 8:15)

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

1. APPLICATION OF THE TOWN OF EAST LYME TO AMEND THE EAST LYME ZONING REGULATIONS SECTIONS 15 FOR COMPLIANCE WITH 44 CFR 60.3 AND NEW STATE REQUIREMENTS FOR FLOODPLAINS

Motion (1) Mr. Carpenteri moved to approve the application of the Town of East Lyme to amend the Zoning Regulations by deleting Section 15 in its entirety and adopting the proposed amendment as submitted.

Seconded by Norm Peck.

Motion Passed 4-0.

Mr. Mulholland stated this will be published May 26, 2011 and be effective on July 18, 2011.

2. APPLICATION OF WEBSTER BANK FOR AN EXTENSION OF A SPECIAL PERMIT OF SEPTEMBER 7, 2006 FOR DARROW POND. (PREVIOUSLY EXTENDED ON JUNE 21, 2007 AND AGAIN ON APRIL 17, 2009 EACH FOR A PERIOD OF TWO YEARS.)

Mr. Peck recused himself for Item 2.

Mr. Salerno suggested he stay and just abstain from voting.

Mr. Dwyer stated that would not be a good idea, because he would not be able to comment.

Mr. Mulholland stated it is Mr. Peck's decision whether he has a conflict or he wants to abstain.

Mr. Salerno stated if he recuses himself they would be down to 3 voting members.

Mr. Peck suggested a Special Meeting next week.

Mr. Carpenteri stated it is just a two year extension.

Mr. Salerno asked Mr. Peck if he was going to recuse himself.

Mr. Peck stated he would have to.

Mr. Salerno stated they will be down to three votes. He asked Mr. Mulholland if they could take testimony but not vote.

Mr. Mulholland stated they could call a Special Meeting for next week.

Mr. Peck asked if there was anyone they could call to get down here. Maybe they didn't get the emails about the meeting.

Mr. Salerno called a 5 minute recess at 8:10 p.m.

The meeting was resumed at 8:12 p.m.

Mr. Salerno stated with three members sitting they cannot vote on this until next week. He asked all members in attendance if they would be available for a half hour one day next week. Mr. Mulholland only needs 24 hours notice. He would like to meet on Monday for approximately 20 minutes on this item. He will check with the other members tomorrow to ensure their attendance.

- 3. REQUEST OF PFANNER ASSOCIATES PC FOR PAZZ CONSTRUCTION, OWNER/APPLICANT, FOR A WAIVER TO REDUCE THE 100' SETBACK BY THREE FEET AT PROPERTY IDENTIFIED IN THE REQUEST AS 2 HUDSON LANE, (UNIT #16) AS PROVIDED FOR IN SECTION 12A.2.3 OF THE ZONING REGULATIONS.**

Bob Pfanner stated this is a waiver for Unit 16. There is an issue with the setback. They are asking for a waiver of three feet. There is a 100 foot setback. The back porch area is over the setback line by 2.6 feet.

Mr. Carpenteri asked if the house is over the line, or if it is just the porch.

Mr. Pfanner stated the house is fine, it is just the porch.

Motion (2) Mr. Carpenteri moved to approve the request of Pfanner Associates PC for Pazz Construction, owner/applicant, for a waiver to reduce the 100' setback by three feet at property identified in the request as 2 Hudson Lane, (Unit #16) as provided for in section 12A.2.3 of the zoning regulations.

Seconded by Mr. Dwyer.

Motion Passed 4-0.

4. APPROVAL OF MINUTES OF MAY 5, 2011.

Motion (3) Mr. Carpenteri moved to approve the Public Hearing and Regular Meeting Minutes of May 5, 2011.

Seconded by Mr. Dwyer.

Motion Passed 4-0.

OLD BUSINESS

1. NIANTIC VILLAGE SUBCOMMITTEE

There was nothing to report on this subcommittee. Mr. Salerno stated they are holding off until they have a more firm idea of how they want to handle it. He asked Mr. Mulholland to have something to present at the next meeting.

2. PARKING SUBCOMMITTEE

Mr. Mulholland has materials and Mr. Salerno asked him to put it together for them.

3. SIGN SUBCOMMITTEE

They did meet a few weeks ago. Mr. Mulholland is going to write up the regulations based on their discussions.

NEW BUSINESS

1. **APPLICATION OF LEO ROCHE FOR STRIVE, LLC DBA BLACK SHEEP FOR A ONE YEAR RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT PROPERTY IDENTIFIED IN THE APPLICATION AS 247-2 MAIN STREET, NIAN TIC CT**

Mr. Salerno asked Mr. Mulholland to schedule this for their next meeting.

2. **APPLICATION OF HARRY AND TRIFONAS LOGINIDIS DBA FAMILY PIZZA FOR A ONE YEAR RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING PROPERTY IDENTIFIED IN THE APPLICATION AS 233 MAIN STREET, NIAN TIC CT**

Mr. Salerno asked Mr. Mulholland to schedule this for their next meeting.

3. **ANY BUSINESS ON THE FLOOR, IF ANY, BY THE MAJORITY VOTE OF THE COMMISSION.**

There was no business.

4. **ZONING OFFICIAL**

There was no report.

5. **COMMENTS FROM EX-OFFICIO**

There were no comments.

6. **COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION**

Mr. Salerno asked Mr. Mulholland to have his office send out an email reminder to the person who is scheduled to go to each meeting.

7. **COMMENTS FROM CHAIRMAN**

Mr. Peck stated if he had known there were going to be so few people at the meeting he would have said in advance that he was going to be recusing himself.

Mr. Salerno stated they will be meeting Monday at 5:00 on the Webster Bank extension.

8. ADJOURNMENT

Motion (4) Mr. Peck moved to adjourn the meeting at 8:30 p.m.

Seconded by Mr. Dwyer.

Motion Passed 4-0.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Karen Miller Galbo".

**Karen Miller Galbo
Recording Secretary**