

TOWN OF EAST LYME

ZONING COMMISSION

JANUARY 3, 2013

REGULAR MEETING MINUTES

**Members Present:**

**Marc Salerno, Chairman**

**Matthew Kane**

**Matthew Walker**

**Terence Donovan**

**George McPherson**

**Norm Peck**

**William Dwyer, Alternate**

**John Hogan, Alternate**

**James Liska, Alternate (Sat for Item #4)**

FILED IN EAST LYME  
Jan 8, 2013 AT 8:28 AM

*Bruce D. Stevens* ATC  
EAST LYME TOWN CLERK

**Also Present:**

**Bill Mulholland - Zoning Officer**

**Holly Cheeseman - Ex-Officio**

1. APPLICATION OF THEODORE A. HARRIS, AGENT FOR JAG CAPITAL DRIVE, LLC FOR APPROVAL OF AFFORDABLE HOUSING DEVELOPMENT, AND A CONCEPTUAL SITE PLAN TO CONSTRUCT SIXTY-NINE (69) RESIDENTIAL UNITS ON PROPERTY IDENTIFIED IN THE APPLICATION AS WEST MAIN STREET/CAPITAL DRIVE, ASSESSOR'S MAP 09.0, LOT 19.

This item was continued.

2. APPLICATION OF THEODORE A. HARRIS, AGENT FOR CAPITAL DRIVE, LLC TO REZONE FROM ITS EXISTING ZONING DESIGNATION (LIGHT INDUSTRIAL) TO AFFORDABLE HOUSING DISTRICT FOR PROPERTY IDENTIFIED IN THE APPLICATION AS WEST MAIN STREET/CAPITAL DRIVE, ASSESSOR'S MAP 09.0, LOT 19.

This item was continued.

3. APPLICATION OF TIM NORTON FOR NORTON AUTO & MARINE SERVICE FOR A SPECIAL PERMIT FOR MIXED USE DEVELOPMENT, AT PROPERTY IDENTIFIED IN THE APPLICATION AS 185 MAIN STREET, NIANTIC. EAST LYME ASSESSOR'S MAP 12.1, LOT 79.

This item was combined with Item 4.

4. APPLICATION OF TIM NORTON FOR NORTON AUTO & MARINE SERVICE FOR A COASTAL AREA MANAGEMENT REVIEW FOR MIXED USE DEVOPMENT AT PROPERTY IDENTIFIED IN THE APPLICATION AS 185 MAIN STREET, NIANTIC. EAST LYME ASSESSOR'S MAP 12.1, LOT 79.

Mr. Mulholland stated there are no sidewalks on that side of Grand Street.

Mr. Donovan stated they did a great job on this.

Mr. Kane stated this will be a good addition.

Mr. Salerno stated it is a well thought out project, and the neighbors are in favor of it.

Mr. Walker stated he likes this project, it will help support businesses down there.

**Motion (1) Mr. Donovan moved to approve the application of Tim Norton for Norton Auto & Marine Service for a Special Permit for mixed use development, and a Coastal Area Management Review Plan, at property identified in the application as 185 Main Street, Niantic. East Lyme Assessor's Map 12.1, lot 79.**

**Condition:**

**Granting of the request for a waiver or exception to the requirement to construct a sidewalk along the Grand Street frontage as provided for under Section 24.7.**

**Seconded by Mr. McPherson.**

**Motion Passed 6-0.**

**This will be published on January 10<sup>th</sup> and Effective on January 11<sup>th</sup>.**

**5. APPLICATION OF CROTUR, LLC FOR A SPECIAL PERMIT FOR WHOLESALE USE, AT PROPERTY IDENTIFIED IN THE APPLICATION AS 206 BOSTON POST ROAD, EAST LYME. EAST LYME ASSESSOR'S MAP 30.2, LOT 78.**

**Mr. Peck recused himself and Mr. Liska sat for him.**

Mr. Liska stated this seems like a low impact use.

Mr. Salerno agreed that this is a very appropriate use. The sidewalk is on the other side of the street.

**Motion (2) Mr. McPherson moved to approve the application of Crotur, LLC for a Special Permit for Wholesale Use, at property identified in the application as 206 Boston Post Road, East Lyme. East Lyme Assessor's Map 30.2, lot 78.**

**Condition:**

**Granting of a waiver of the requirement of Section 24.6c to construct a sidewalk along the street frontage.**

**Seconded by Mr. Donovan.**

**Motion Passed 6-0.**

Mr. Liska stepped down and Mr. Peck returned for the remainder of the meeting.

**6. APPROVAL OF MINUTES OF DECEMBER 6, 2012.**

Mr. Salerno's first name was spelled incorrectly on the first page.

**Motion (3) Mr. Peck moved to approve the Public Hearing and Regular meeting Minutes of December 6, 2012.**

**Seconded by Mr. Walker.**

**Motion Passed 6-0.**

**7. COMMISSION BUDGET OF 2013/2014.**

Mr. Mulholland stated this is essentially the same budget, the increase is salaries.

Last year Mr. Mulholland and Mr. Salerno went to the Board of Selectmen to have \$5000.00 put into the budget for consultants and that was not approved.

Mr. Peck suggested reducing mileage and asking for that consultant money again.

Mr. Salerno stated they would attempt to get approval for the \$5000.00 again. They would leave the mileage amount where it is.

**Motion (4) Mr. McPherson moved to approve the Zoning Commission Budget for 2013-2014 as amended.**

**Seconded by Mr. Kane.**

**Motion Passed 6-0.**

**8. ZONING COMMISSION LIAISON TO PLANNING COMMISSION 2013 SCHEDULE.**

**Motion (5) Mr. McPherson moved to approve the Zoning Commission liaison to Planning Commission 2013 Schedule as amended.**

**Seconded by Mr. Donovan.**

**Motion Passed 6-0.**

**OLD BUSINESS**

**1. PARKING SUBCOMMITTEE**

Mr. Salerno would like to meet at the end of the month or beginning of February.

**2. SIGN SUBCOMMITTEE**

This subcommittee did not meet.

### **3. OUTDOOR DINING BARS SUBCOMMITTEE**

This subcommittee did not meet.

### **4. POULTRY SUBCOMMITTEE**

This subcommittee did not meet.

### **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**

The office has been busy. The Yankee Clipper is being torn down for a mixed use. There is a small commercial building proposed across from the Midway Mall. Gateway will be here in the next few months.

#### **3. COMMENTS FROM EX-OFFICIO**

Ms. Cheesemen stated the Board of Selectmen have continued their discussion on a possible noise ordinance. They endorsed a Resolution to join with other towns to apply for a Grant to explore cost savings by regionalization. Budget hearings will start shortly.

#### **4. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION**

Mr. Walker did not attend.

#### **5. COMMENTS FROM CHAIRMAN**

Mr. Salerno did not have a report.

#### **6. ADJOURNMENT**

**Motion (5) Mr. Donovan moved to adjourn the meeting at 9:25 p.m.**

**Seconded by Mr. Kane.**

**Motion Passed 6-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**