

TOWN OF EAST LYME ZONING COMMISSION
OCTOBER 21, 2010
REGULAR MEETING MINUTES

Members Present:

Marc Salerno, Chairman
Ed Gada
Mathew Walker
Steve Carpenteri
Norm Peck, III
Bob Bulmer, Alternate
Bill Dwyer, Alternate

FILED IN EAST LYME
Oct 26, 2010 AT *1:30* M

Also Present:

Paul Formica, First Selectman
Bill Mulholland, Zoning Officer

L. Blais, ATC
EAST LYME TOWN CLERK

Members Absent:

Rosanna Carabelas

Mr. Bulmer was sat as a regular voting member for this Meeting.

Regular Meeting

1. **Application of Pauline Lord dba White Gate Farm, for a Special Permit for a Farm Store at property identified in the application as 83 Upper Pattagansett Road, East Lyme, Connecticut.**

Mr. Walker stated it was an excellent presentation, there are no structural changes to the building and the parking is appropriate. This is an asset to the Town.

Mr. Carpenteri stated this is a nice asset to the Town and he has no problem with the waivers.

Mr. Salerno stated he is in favor of this application; this is a great addition to the Town.

Motion (1) Mr. Bulmer moved to approve the Application of Pauline Lord dba White Gate Farm, for a Special Permit for a Farm Store at property identified in the application as 83 Upper Pattagansett Road, East Lyme, Connecticut, with the following exceptions.

1. **Exception to 24.6B Driveway width reduced to 21'**
2. **Exception to 24.6C Sidewalk does not have to be installed**
3. **Exception to 24.6E 2-6' front landscape strip does not have to be provided**
4. **Exception to 24.6E 3 the front buffer strip along property lines does not have to be provided.**

Seconded by Steve Carpenteri.

Motion Passed 6-0-0

Mr. Mulholland stated this would be published next Thursday the 28th and would be effective on October 29, 2010.

2. Approval of Minutes of October 7, 2010.

Motion (2) Steve Carpenteri moved to approve the minutes of October 7, 2010.

Seconded by Mr. Gada.

Motion Passed 5-0-1 (Mr. Bulmer abstained)

3. Executive Session – Pending Litigation

There was no executive session

Old Business

1. Niantic Village Subcommittee (Norm Peck & Marc Salerno)

This subcommittee met briefly since the last meeting, they will have more information for the Commission soon.

2. Conservation Development by Design (Marc Salerno, Norm Peck & Rosanna Carabelas)

The subcommittee has finished it's work.

Mr. Mulholland stated the Public Hearing will probably be in the First Meeting of December.

Mr. Salerno asked Mr. Mulholland to do some preliminary work with Mr. Goeschel on this.

3. Incentive Housing Subcommittee (Ed Gada, Rosanna Carabelas & Marc Salerno)

There was a presentation on this at the Public Hearing prior to this meeting.

4. Parking Subcommittee (Matthew Walker, Marc Salerno, Steve Carpenteri)

This subcommittee met last week and discussed downtown as a focus, combining lots, overlay zones, and shared parking for mixed use developments.

5. Sign Subcommittee (Marc Salerno, Rosanna Carabelas, Matthew Walker)

This subcommittee met last Thursday. There was discussion of directional signage.

New Business

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

There was no new business on the floor.

2. Zoning Official

Mr. Mulholland stated there are some projects moving forward. Seaview Restaurant is being taken over and will now be a New Haven style pizza restaurant.

3. Comments from Ex-Officio

Rose-Ann Hardy stated the Board of Selectman did not approve the forming of an Agricultural Commission. Now the Commission for the Conservation of Natural Resources has appointed an Agricultural subcommittee and they may be forwarding some things toward the Zoning Commission.

4. Comments from zoning board liaison to Planning Commission

There were no comments.

5. Comments from Chairman

There were no comments.


6. Adjournment

Motion (3) Mr. Bulmer moved to adjourn the meeting at 8:40 p.m.

Seconded by Mr. Gada.

Motion Passed 6-0-0.

Respectfully Submitted,


Karen Miller Galbo
Recording Secretary