

FILED IN EAST LYME
9/11/23, 2010 AT 3:00 M

EAST LYME ZONING COMMISSION
REGULAR MEETING
Thursday March 18, 2010
MINUTES

J. B. Blais ATC
EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Regular Meeting on Thursday March 18, 2010 at the East Lyme Town Hall, 108 Pennsylvania Ave., Niantic, CT.

PRESENT: Marc Salerno, Chairman, Norm Peck, Rosanna Carabelas, Secretary, Ed Gada, Matt Walker

ALSO PRESENT: William Dwyer, Alternate
James Liska, Alternate and Planning Commission, Liaison, Seated
William Mulholland, Zoning official

ABSENT: Steve Carpenteri
Bob Bulmer, Alternate
Rose Ann Hardy, Ex-Officio

Call to Order

Chairman Salerno called to order the March 18, 2010, Regular Meeting of the Zoning Commission at 7:33 PM.

Pledge of Allegiance

The pledge was observed.

Mr. Salerno asked that alternate Mr. Liska be seated.

Public Delegations

Mr. Guy Rocamora of 86 Fox Hill Drive, Rocky Hill, CT, who is the owner of 6 Elizabeth Drive in Niantic, CT, had a letter to read to the Commission. The letter addressed two issues the first being a fence that was placed on town property. The second being an addition that was constructed at 4 Elizabeth Street, Niantic, Mr. Rocamora believes the documents submitted for approval of this addition were falsified and altered. Mr. Rocamora feels there is a violation of land coverage.

Regular Meeting

1. Approval of Minutes of February 18, 2010

Mr. Salerno called for comments and or corrections to the Public Hearing Meeting Minutes of February 18, 2010.

MOTION (1)

Mr. Peck moved to approve the Regular Meeting Minutes of February 18, 2010, as submitted.

Seconded by Mr. Liska.

Motion carried 3-0-2.
Mr. Walker abstains.
Rosanna Carabelas abstains.

Old Business

1. Subcommittee – Niantic Village (Norm Peck and Marc Salerno)

Mr. Salerno cancelled the last meeting due to a lack of Agenda items, however he decided to have a subcommittee meeting and he met with Mr. Peck and Mr. Mulholland. He said they reviewed regulations from other towns to determine what guidelines to follow. Mr. Mulholland said that he has been gathering information from other towns that are like-minded, the purpose of the comparison is to set regulations to guide applicants and developers towards what the town would like to see as far as architecture.

2. Subcommittee – Conservation Development by Design (Marc Salerno, Norm Peck and Rosanna Carabelas)

Mr. Peck said that Mr. Goeschel is going to present a revised draft of all that was discussed at the February 25, 2010 meeting. He also said Mr. Peter Minuti of UCONN has also reviewed the draft and offered some suggestions. He said once the plan is revised they intend to have it reviewed by a couple of Developer's here in East Lyme to obtain there suggestions as well.

3. Incentive Housing (Ed Gada, Rosanna Carabelas)

Mr. Salerno said that COGG has been hired to write the regulations. Mr. Mulholland said a consultant that promotes affordable housing has been hired. He said he has been in contact with COGG and First Selectman Formica regarding the regulations. He said there was a meeting coming up Wednesday March 24, 2010 that he recommended Mr. Salerno attends. Mr. Mulholland said once there is a more refined draft he will be presenting it to the Commission for review.

New Business

1. Application of Harry and Trifonas Loginidis d/b/a Family Pizza for a one-year renewal of a Special Permit for Outdoor Dining (with the addition of liquor service) at 233 Main Street, Niantic, CT.

Mr. Salerno stated that the regulations have changed and it is now a one year permit if alcohol is involved, and a three year permit without. There was discussion about a renewal list that has been generated and notices are being sent out to those whose permits are about to expire. Mr. Peck suggested the permit renewal time be extended to a more permanent status or perhaps even five years providing there have not been any incidents. Mr. Salerno suggested they have this discussion at a different time.

2. Any Business on the floor, if any by the majority vote of the Commission.

Mr. Salerno informed the Commission that there were two additional applications and asked the Commission if there was nay objection to adding these applications. There was no objection.

A. Application of Leo Roche, for Strive LLC for a renewal of a Special Permit for Outdoor Dining at property identified in the application as 247-2 Main Street, Niantic, CT.

Mr. Salerno asked Mr. Mulholland to schedule this item.

B. Application of Theodore A. Harris, Attorney for New England National LLC for a text amendment to the East Lyme Zoning Regulations to add a Section 12B.
Mr. Salerno asked Mr. Mulholland to schedule this item.

Rosanna Carabelas said the five year permit was a good idea but to perhaps start with a review of the permit holder after a three year period, and providing there was no incidents to grant the five years and after that make it a permanent permit.

Mr. Mulholland said the problem with a permanent permit was that any incidents then become an enforcement issue. Mr. Salerno explained the reason for the change in the regulation and the need for control of certain establishments to regulate any issues that may occur such as live music and things that could cause a disturbance. Rosanna Carabelas did agree that enforcement is difficult. There was discussion about the costs of enforcement, fines and penalties. Mr. Liska asked if legal fees could be collected from the person in violation. There was discussion about this and the difficulty in collecting these fees.

Mr. Peck asked to discuss the complaints of Mr. Rocamora who presented during Public Delegations.

Mr. Mulholland explained the contents of this file. There are three residents involved in law suits that are currently in process. Mr. Mulholland explained that the Town Attorney Edward B. O'Connell has been consulted regarding this matter. Mr. Mulholland had a letter from Town Council and distributed copies to the Commission. There was further discussion amongst the Commission members.

3. Zoning Official

Mr. Mulholland said he received a memo regarding digital signage. There was discussion about digital signage and the possibility of having to change regulations. It was agreed this would be discussed further at the next meeting.

4. Comments from Ex-Officio

There was no Ex-Officio present.

5. Comments from Zoning Board liaison to Planning Commission.

Mr. Liska said that the Planning Commission meeting did not have a quorum, there was nothing else to report.

6. Comments from Chairman

Mr. Salerno was planning to progress with the sub-committee work and looking towards a very busy summer.

7. Adjournment

Mr. Salerno called for a motion to adjourn

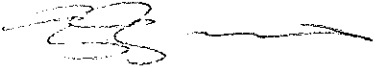
MOTION (2)

Rosanna Carabelas moved to adjourn the March 18, 2010, Regular Meeting of the East Lyme Zoning Commission, at 8:30 PM.

Seconded By Mr. Gada.

Motion passed 5-0-0

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Zoe Zrakas', with a horizontal line extending to the right.

Zoe Zrakas, Recording Secretary