

**TOWN OF EAST LYME ZONING COMMISSION**

**OCTOBER 21, 2010**

**PUBLIC HEARING 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**

*J. Bleis, etc.*  
EAST LYME TOWN CLERK

**Members Absent:**

**Rosanna Carabelas**

**Call To Order:**

Chairman Salerno called the Public Hearing to order at 7:30 p.m.

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

**Pledge of Allegiance:**

Chairman Salerno led the assembly in the Pledge of Allegiance.

**Brief Presentation – Incentive Housing Zones**

Mr. Salerno stated that the sub-committee has been working on this. The Council of Governments has written the regulations. They picked zones in Town they thought would be appropriate for this Incentive Housing. They are now waiting for State approval.

Mr. Formica presented the Incentive Housing information to the Zoning Commission. This is a way for communities to identify parcels that make sense to locate as affordable housing. This really makes a lot of sense for the Town. He believes these types of zones will work. They have discussed this idea with the owner of the Midway Mall, and there are also two other properties in Niantic. This is a very forward thinking proposal.

Mr. Bulmer asked if this was in agreement with the POCD, and he wanted to know if the Gateway project would be included, and if this would just be an option or mandatory.

Mr. Formica stated they are trying to include locations we can get done quickly. At the time this was being planned Gateway was on somewhat of a hiatus. Since then Gateway has started moving along. Also, this would only be an option to developers, not mandatory.

Mr. Mulholland asked the members to take the information home and review it and they can discuss at the next meeting.

### **Public Hearing**

- 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. Salerno stated the legal ad had run on this Public Hearing.

Mr. Bulmer read a memo from Mr. Mulholland to the Zoning Commission, and he read a letter of support from Tom and Nancy Kalal.

Pauline Lord the owner of White Gate Farm stated the store will be in two existing rooms, there will not be structural changes to the outside of the building or the inside. The store will be 920 square feet.

Patrick Gaffey of 2 Pepperidge Lane voiced his support for White Gate Farm.

**Motion (1) Mr. Gada moved to close the Public Hearing.**

**Seconded by Mr. Bulmer.**

**Motion Passed 6-0-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**