

TOWN OF EAST LYME

EAST LYME ZONING COMMISSION

SPECIAL MEETING

December 9, 2010

Members Present:

Marc Salerno, Chairman
Steve Carpenteri
Norm Peck
Rosanna Carabelas
William Dwyer, Alternate
Bob Bulmer, Alternate
James Liska, Alternate

FILED IN EAST LYME P
DEC 13, 2010 AT 1:30 M

L. Blais atc
EAST LYME TOWN CLERK

Members Absent:

Ed Gada
Mathew Walker

Also Present:

Bill Mulholland, Zoning Officer

Chairman Salerno sat Mr. Bulmer and Mr. Dwyer as regular members for this Special Meeting.

1. **Application of Peter Balanger, Applicant, for Food Bag, for a special permit to replace all the fuel dispensers and piping for gasoline service system on the premises of 202 Flanders Road, Niantic, Connecticut.**

Mr. Bulmer stated he thinks they are taking all provisions to make sure there is no contamination of the Acquifer, and he thinks it is good that they want to update their equipment.

Mr. Carpenteri stated this seems like minor repairs and a housekeeping issue, and he has no problem with it.

Motion (1) Ms. Carabelas moved to approve the Application of Peter Balanger, Applicant, for Food Bag, for a special permit to replace all the fuel dispensers and piping for gasoline service system on the premises of 202 Flanders Road, Niantic, Connecticut, with a waiver of Section 24.6c installation of sidewalk.

Seconded by Mr. Dwyer.

Motion Passed 6-0-0.

Mr. Mulholland stated this would be published next Thursday, November 16th and will be effective November 17th.

2. Application of Ernest Covino, Applicant, for a special permit to operate a fast food restaurant (Deli) at 287-2 Main Street, Niantic, Connecticut, aka 301 Main Street, Niantic, Connecticut.

****Mr. Peck excused himself for this Application.**

****Mr. Salerno sat Mr. Liska for this Application.**

Mr. Dwyer stated this seems cut and dry.

Ms. Carabelas stated people are excited for this business to open.

Mr. Salerno stated this is a great use of the facility.

Motion (2) Ms. Carabelas moved to approve the Application of Ernest Covino, Applicant, for a special permit to operate a fast food restaurant (Deli) at 287-2 Main Street, Niantic, Connecticut, aka 301 Main Street, Niantic, Connecticut, with a waiver of Section 24.6e 1-3 landscaping buffer.

Seconded by Mr. Carpenteri.

Motion Passed 6-0-0.

Mr. Mulholland stated this would be published next Thursday, November 16th and will be effective November 17th.

3. Application of the Town of East Lyme Zoning Commission to amend the East Lyme Zoning Regulations Section 1.38 Definitions and Section 23 Conservation Design Development which are being modified in support of the new Subdivision Regulations promoting cluster development in our community.

****Mr. Peck returned as regular voting member for the remainder of the meeting, and Mr. Liska was excused.**

This is an East Lyme Zoning Commission sponsored application.

Ms. Carabelas stated all the work that was done by Mr. Peck, Mr. Mulholland, and Mr. Goeschel and all of the members of the subcommittee is commendable. If things need to be tweaked they can be tweaked in the future.

Mr. Salerno stated this had really been spear headed by Mr. Peck, and he thanked him for his persistence and hard work. It was also very nice working with the Planning Commission. He is definitely in favor of this and hoped that it passes tonight.

Motion (3) Ms. Carabelas moved to approve the Application of the Town of East Lyme Zoning Commission to amend the East Lyme Zoning Regulations Section 1.38 Definitions and Section 23 Conservation Design Development which are being modified in support of the new Subdivision Regulations promoting cluster development in our community.

Seconded by Mr. Peck.

Motion Passed 6-0-0.

Mr. Mulholland stated this would be published next Thursday, November 16th and will be effective November 17th.

4. Election of Officers

Mr. Salerno asked Mr. Mulholland to run the election.

It was agreed that they would vote by a show of hands.

A. Chairman

Ms. Carabelas nominated Marc Salerno for Chairman of the East Lyme Zoning Commission.

Mr. Dwyer seconded the nomination.

Nomination Passed 5 (Yes) to 1 (No – Bob Bulmer)

B. Secretary

Mr. Dwyer nominated Rosanna Carabelas for Secretary.

Ms. Carabelas declined the nomination.

Mr. Peck nominated Steve Carpenteri for Secretary of the East Lyme Zoning Commission.

Mr. Bulmer seconded the nomination.

Nomination passed 6 (Yes) to 0 (No)

5. 2011/2012 Fiscal Year Budget

Mr. Mulholland stated this is essentially the same budget as last year.

Motion (4) Mr. Bulmer moved to approve the 2011/2012 Fiscal Year Budget.

Seconded by Mr. Carpenteri.

Motion Passed 6-0-0.

6. Approval of Minutes of November 18, 2010.

Motion (5) Mr. Carpenteri moved to approve the minutes of the November 18, 2010 Public Hearing.

Seconded by Mr. Peck.

Motion Passed 6-0-0.

Motion (6) Mr. Carpenteri moved to approve the minutes of the November 18, 2010 Regular Meeting.

Seconded by Mr. Peck.

Motion Passed 6-0-0.

Old Business

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

This subcommittee did not meet since the last meeting.

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

This subcommittee is still gathering materials.

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

This subcommittee did not meet since the last meeting.

New Business

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

There was no business on the floor.

2. Zoning Official

Ms. Carabelas asked if they could save postage and paper and not mail out the member packets for every meeting.

Mr. Salerno said if the Commission chooses they can have everything emailed.

Mr. Dwyer asked that his be mailed.

Mr. Mulholland stated they are required by Statute to mail out the Agenda.

All members, other than Mr. Dwyer agreed to have their packets sent to them by email.

Mr. Salerno stated he will check with Mr. Gada and Mr. Walker as to what they would prefer.

Mr. Mulholland stated a lawsuit has been filed against the Town on the Incentive Housing proposal. They will all see copies of the lawsuit, but he encouraged all members to NOT discuss it.

3. Comments from Ex-Officio

Mark Nickerson stated there was a meeting tonight on the Water Connection with New London.

The Board of Education will be voting this week on the turf field.

4. Comments from zoning board liaison to Planning Commission

Mr. Peck stated Planning Commission is working on a scenic road ordinance in the north end of town. They are also discussing an Agricultural Overlay Zone.

5. Comments from Chairman

Mr. Salerno asked Mr. Mulholland to provide them with a new schedule for the liaison to Planning, and he asked that it be emailed to members by the end of the year.

Also, when we cancel our meetings we need to let the liaison from the Planning Commission know of that cancellation.

He thanked the members for their vote of confidence. He thanked Ms. Carabelas for her many years of work as Secretary of the Zoning Commission.

He congratulated Mr. Carpenterie on his nomination.

He also thanked all of the alternates for their work.

6. Adjournment

Motion (7) Mr. Bulmer moved to adjourn the Special Meeting at 9:25 p.m.

Seconded by Ms. Carabelas.

Motion Passed 6-0-0.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Karen Miller Galbo".

**Karen Miller Galbo
Recording Secretary**