

**REGULAR MEETING Thursday, JANUARY 8th, 2009
EAST LYME ZONING COMMISSION
MINUTES**

The East Lyme Zoning Commission held a Regular Meeting on Thursday, January 8, 2009 at the East Lyme Town Hall, 108 Pennsylvania Ave., Niantic, CT.

PRESENT: Mark Nickerson, Chairman, Norm Peck, Marc Salerno, Bob Bulmer, Alternate, William Dwyer, Alternate, Gregory Massad, Alternate

ALSO PRESENT: William Mulholland, Zoning Official
Rose Ann Hardy, Ex-Officio, Board of Selectmen

ABSENT: Rosanna Carabelas, Secretary, Ed Gada, Steve Carpenteri

1. Call to Order

Chairman Nickerson called this Regular Meeting of the Zoning Commission to order at 7:32 PM. He noted that he had seated Bob Bulmer, Alternate, William Dwyer, Alternate and Gregory Massad, Alternate at the table this evening.

Pledge of Allegiance

The Pledge was observed.

Public Delegations

Mr. Nickerson called for anyone from the public who wished to address the Commission on subject matters not on the Agenda.

There were no delegations.

Regular Meeting

1. Approval of Minutes – Special Meeting Minutes – December 15, 2008

Mr. Nickerson called for discussion on, or corrections to the Commission's Special Meeting Minutes of December 15, 2008.

****MOTION (1)**

Mr. Salerno moved to approve the December 15, 2008 Special Meeting Minutes of the Commission as presented.

Mr. Dwyer seconded the motion.

Vote: 5 – 0 – 1. Motion passed.

Abstained: Mr. Bulmer

Old Business

1. Stormwater

There was no discussion.

2. Subcommittee – Niantic Village – CB Zones (Marc Salerno & Norm Peck)

Mr. Nickerson added Mr. Massad to this work on this subcommittee.

3. Subcommittee – Adult Uses (Rosanna Carabelas)

Mr. Mulholland said that now that the holidays are over that he and Ms. Carabelas should be able to get together to discuss this.

4. Subcommittee – Transitional Zones (Marc Salerno & Norm Peck)

After some discussion regarding the subcommittees that they are involved with it was determined that this subcommittee would be tabled for now and removed from the agenda so that they could work on the others; especially the Conservation Development by Design.

Mr. Peck also suggested that they should set up a subcommittee on commercial rebuilds/redevelopment so that they have something in place as the aging commercial centers start to undergo revitalization.

Mr. Nickerson agreed; noting that they do not want to lose the opportunity to weigh in on these projects which undergo change approximately every 50 years as many are now coming to that age.

Mr. Nickerson asked that the Subcommittee – Conservation Development by Design be added to the agenda with Mr. Nickerson, Mr. Peck and Ms. Carabelas listed as the participating members from the Zoning Commission in conjunction with three members from the Planning Commission.

New Business

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

Mr. Nickerson asked Mr. Mulholland to schedule this for a public hearing.

2. Application of T-Mobile Omnipoint Communications for a Site Plan for property identified in the Application as 215 Main Street, Niantic.

Mr. Nickerson asked Mr. Mulholland to schedule this for a public hearing.

3. Application of Randi and Maureen White for a Zone Change for property identified in the Application as 41 W. Main Street, Niantic and -

4. Application of Randi and Maureen White for a Special Permit for property identified in the Application as 41 W. Main Street, Niantic.

Mr. Nickerson asked Mr. Mulholland to schedule these for a public hearing.

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

Mr. Mulholland noted that Mr. Brubaker was present this evening and that his application had come in and asked that they consider it for scheduling with the others. Mr. Brubaker's application is for a zone change for property identified as 35 West Main Street.

****MOTION (2)**

Mr. Salerno moved to add the Application of Brubaker for a Zone Change for property identified as 35 West Main Street to the agenda.

Mr. Bulmer seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

6. Application of Brubaker for a Zone Change for property identified in the Application as 35 West Main Street.

Mr. Nickerson asked Mr. Mulholland to also schedule this for a public hearing.

7. Zoning Official

Mr. Mulholland reported that they will be busy with some smaller applications although he does not anticipate seeing a larger application from the Gateway project this year. He said that there is some potential for a new commercial building in the Flanders section of Town and also in the downtown section; McDonald's continues to be worked on and CVS will be coming along in April.

8. Comments from Ex-Officio

Ms. Hardy said that she did not have a report but wanted to wish everyone a Happy New Year!

9. Comments from Zoning Commission liaison to Planning Commission

There was no report.

10. Comments from Chairman

Mr. Nickerson noted that he had the opportunity to observe Mr. Mulholland in action with some plans from a current project and said that it is not by accident that the Town gets the buildings that it does, but rather through the hard work of Mr. Mulholland. He additionally read into the meeting, the cover letter from Patricia Young, Coordinator of the Niantic River Watershed dated December 16, 2008 introducing a 'Guided Summary of the Niantic River Watershed Protection Plan'. He asked that they review it and that it be added to the next meeting agenda as a discussion item.

11. Adjournment

Mr. Nickerson called for a motion to adjourn.

****MOTION (3)**

Mr. Salerno moved to adjourn this Regular Meeting of the East Lyme Zoning Commission at 7:59 PM.

Mr. Dwyer seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary