

TOWN OF EAST LYME

ZONING COMMISSION

JULY 9, 2015

REGULAR MEETING MINUTES

MEMBERS PRESENT:

Matthew Walker, Chairman
George McPherson
William Dwyer
Norm Peck
Peter Lukas, Alternate (Sat for Meeting)
Shawn Singer, Alternate (Sat for Meeting)
James Liska, Alternate (Did not sit)

FILED IN EAST LYME
CONNECTICUT
July 14 2015 AT 9:20 AM PM
Kathleen Gallo, ATC
EAST LYME TOWN CLERK

MEMBERS ABSENT:

Matthew Kane
Terence Donovan

ALSO PRESENT:

Holly Cheeseman, Ex-Officio
Rita Franco-Palazzo, Planning Representative

ALSO ABSENT:

BILL MULHOLLAND, ZONING OFFICER

CALL TO ORDER

Chairman Walker called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

Chairman Walker led the assembly in the Pledge of Allegiance.

Chairman Walker sat Mr. Singer and Mr. Lukas as regular members for the meeting.

PUBLIC DELEGATIONS

There were no public delegations.

1. PETITION OF TIMOTHY S. HOLLISTER FOR LANDMARK DEVELOPMENT GROUP, LLC AND JARVIS OF CHESHIRE, LLC UNDER CONNECTICUT GENERAL STATUTES SECTION 8-30G TO REZONE 123.02 ACRES FROM RU-120, ITS EXISTING ZONING DESIGNATION, TO AFFORDABLE HOUSING DISTRICT (SECTION 32 OF THE EAST LYME ZONING REGULATIONS) AND FOR APPROVAL OF A PRELIMINARY SITE PLAN (SECTION 32.9 OF THE EAST LYME ZONING REGULATIONS) WHICH PROPOSES OPEN SPACE OF 87 ACRES FOR PROPERTY IDENTIFIED IN THE APPLICATION AS

CALKINS ROAD, EAST LYME, AND FURTHER IDENTIFIED IN SECTION 9 OF SAID PETITION AS BOSTON POST ROAD, (EAST LYME ASSESSOR'S MAP 31.0, LOT 4), 23 CALKINS ROAD, (EAST LYME ASSESSOR'S MAP 32.0, LOT 1) AND QUARRY DOCK ROAD (EAST LYME ASSESSOR'S MAP 27.0, LOT 14).

There was no discussion on this item, as there has been no response from the Inland Wetlands Agency as of this date.

2. APPLICATION OF TODD SAKOWSKI, TO AMEND THE EAST LYME ZONING REGULATIONS SECTION 1.79, 9.2.10, 20.20.8 AND 25.5 TO PERMIT THE OPERATION OF A TAPROOM BREWERY

Mr. McPherson read a memo from Mr. Mulholland (the date on the memo was corrected to July 9, 2015)

Mr. Lukas stated there are breweries all over the place; he doesn't see a problem with this.

Mr. Dwyer stated the Board should have formed a committee to investigate this further. They are up and down the coast. Neighboring towns have them. We can put limits on it. He is for and against it. Are all of the other towns wrong? He does have questions about what their hours will be, and he has questions about consumption.

Chairman Walker stated the applicant indicated at the last meeting they would be open until 9 p.m.

Mr. Dwyer stated we need to dictate the hours, he thinks we should look into this further.

Chairman Walker stated 5:00 p.m. to 9:00 p.m. is customary for this type of operation. The Planning Commission commented on consumption, and that is not easy to enforce from Mr. Mulholland's point of view.

Mr. Dwyer stated there is a new law that ties wineries and breweries together. This has never been done before. There is so much out there we don't know about.

Chairman Walker stated there was discussion of the minority percentage of sales on non-manufactured items. There was discussion of a one year permit, but that was eliminated. This is unique and exciting. It is happening around the state and the country. He is concerned that there will be no food service other than snacks.

Mr. Singer asked if bars consistently serve food.

Mr. McPherson stated a lot of breweries provide food.

Chairman Walker stated they will have a relationship with restaurants that will deliver food to the brewery.

Mr. Singer stated this is similar to wineries on Long Island.

Mr. Peck stated Mr. Dwyer brought up concerns at the last meeting and Mr. Mulholland gave the

members a list of places to check out. There may be a fragrance that is not welcome, but he doesn't really have a problem with the fragrance. It is not a typical bar. He doesn't know if this is a fad, most are in warehouses or mill buildings. He feels the location is fine. This is appropriate. We can scrutinize it when the application is filed for the Special Permit. A lot of these breweries use food trucks.

Chairman Walker asked if the condition about minority sales should be added tonight or to the Special Permit.

Mr. Peck stated it can be done in the text amendment.

Chairman Walker stated the applicant indicated the typical hours will be 5:00 to 9:00 p.m. during the week and 12:00 to 9:00 p.m. on Saturdays. It will have a "bring your own food" policy, and they have an arrangement with the Spice Club to deliver. We heard his presentation on waste management and odor.

Motion (1) Mr. Peck moved to approve the application of Todd Sakowski, to amend the East Lyme Zoning Regulations Section 1.79, 9.2.10, 20.20.8 and 25.5 to permit the operation of a Taproom Brewery with the following addition to Section 25.5. to add number 3.

"Sales volume of products manufactured on site/premises shall be at least 50% of total annual volume."

Seconded by Mr. Singer.

Motion Passed 6-0.

- 3. REQUEST OF KEITH NEILSON, FOR DOCKO, FOR COLIN DOWLING FOR A COASTAL AREA MANAGEMENT REVIEW FOR THE RAISING AND RE-ORIENTATION OF A HISTORIC HOME TO MEET FLOOD STANDARDS, INCLUDING RAISING THE GRADE, AT PROPERTY IDENTIFIED IN THE APPLICATION AS 235 OLD BLACK POINT ROAD, NIANTIC, CT**

Mr. Neilson was not present; this will be continued to the next meeting.

- 4. APPROVAL OF MINUTES OF JUNE 18 AND 24, 2015**

Motion (2) Chairman Walker moved to approve the Public Hearing and Regular Meeting Minutes of June 18, 2015 and June 24, 2015.

Seconded by Mr. McPherson.

Motion Passed 5-0-1 (Mr. Singer Abstained)

OLD BUSINESS

- 1. SUB-COMMITTEE MIXED USE IN CB ZONE**

They did not meet.

NEW BUSINESS

1. **APPLICATION OF THE EAST LYME PARKS & RECREATION DEPARTMENT, DAVE PUTNAM, FOR AN ELECTRONIC MESSAGE BOARD AT PROPERTY IDENTIFIED IN THE APPLICATION AS 108 PENNSYLVANIA AVENUE.**

Chairman Walker asked that this be scheduled for a Public Hearing.

2. **APPLICATION OF RING'S END LUMBER, FOR A SPECIAL PERMIT FOR A PARTIAL PARKING LOT/PAVED STORAGE AREA, AT PROPERTY IDENTIFIED IN THE APPLICATION AS 0 HOPE STREET (AKA 25 HOPE STREET), NIAN TIC, CT**

Chairman Walker asked that this be scheduled for a Public Hearing.

3. **APPLICATION OF THEODORE A. HARRIS, AGENT, FOR GDEL RESIDENTIAL B, LLC FOR AN AMENDMENT TO SECTION 11.A.9.2.2© OF THE EAST LYME ZONING REGULATIONS.**

Chairman Walker asked that this be scheduled for a Public Hearing.

4. **ANY BUSINESS ON THE FLOOR, IF ANY BY THE MAJORITY VOTE OF THE COMMISSION**

There was no business on the floor.

5. **ZONING OFFICIAL**

Chairman Walker stated Mr. Mulholland is not here, but he has been very busy with Gateway.

6. **COMMENTS FROM EX-OFFICIO**

Ms. Cheeseman stated the Board of Selectmen met on July 1st, they authorized the First Selectman to enter into a contract with Vision for the Revaluation, and they approved a \$40,000 upgrade for town servers and firewall. One of the town servers went down. They signed a Call for the Special Town Meeting on August 5, 2015.

Chairman Walker asked her about the progress on the Boardwalk.

Ms. Cheeseman stated Mr. Nickerson had hoped for it to be done by October 3rd. It has been moving slow, there were weather delays, it has been harder to drive the steel panels than they thought, and they ran out of the steel panels.

7. **COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION**

Mr. Dwyer stated Planning had a discussion on a back lot on Walnut Hill Road. There was also a discussion on the Orchards.

8. COMMENTS FROM CHAIRMAN

Chairman Walker stated he believes we did the right thing on the brewery text amendment.

Mr. Dwyer stated he talked to 5 young people, they all wondered why it hadn't been done already.

9. ADJOURNMENT

Motion (3) Mr. McPherson moved to adjourn the meeting at 8:25 p.m.

Seconded by Mr. Singer.

Motion Passed 6-0.

Respectfully Submitted,

**Karen Miller Galbo
Recording Secretary**