

TOWN OF EAST LYME

ZONING COMMISSION

DECEMBER 4, 2014

REGULAR MEETING MINUTES

Members Present:

Marc Salerno
Matthew Walker
Norm Peck
George McPherson
Terence Donovan
Peter Lukas, Alternate (Sat as Regular Member)
William Dwyer, Alternate
James Lisa, Alternate

Members Absent:

Matthew Kane

Also Present:

Bill Mulholland, Zoning Officer
Rita Franco-Palazzo, Planning Representative

CALL TO ORDER

Chairman Salerno called the meeting to order.

PLEDGE OF ALLEGIANCE

Chairman Salerno led the assembly in the Pledge of Allegiance.

Chairman Salerno sat Mr. Lukas as a regular member for the meeting in Mr. Kane's absence.

PUBLIC DELEGATIONS

There were no public delegations.

1. ZONING REGULATIONS REVIEW

Chairman Salerno stated that per Mr. Peck's request a sub-committee was formed to review the Regulations. The purpose was to clean them up and to make sure they were fitting with the times and to remove any unnecessary burdens.

The members reviewed the changes to the Regulations and made the following suggestions:

FILED IN EAST LYME
CONNECTICUT
Dec 9 20 14 AT 9:25 AM/PM
Briante D. Owens
EAST LYME TOWN CLERK

- Section 1.2.7 -Mr. Mulholland is going to review the definition of occupied and unoccupied on Page 10 of the amended Regulations.
- Page 129, 9th line down - add "within"
- Section 24.6.e2 - Mr. Mulholland is to review the wording
- Section 25.5, Page 157 - Mr. Mulholland is to add to Controls.
- Section 26, Page 176 - Should read "permits" on the 4th line down, remove "a"
- Section 26.1.2 - Remove the comma in the 2nd sentence.
- Definitions - Convalescent home should be moved to be in alphabetical order.
- Section 20.20.3 - Line 5 has an extra comma, and the reference number on Page 120 may change when Convalescent home is moved in definitions.
- Section 20.26 - Add a space.
- Section 20.20.8 - Should be removed.
- Page 136 accurate. - Statute references should be checked to make sure they still are accurate.
- Page 152 - Remove "adjacent" and add neighboring properties.

Chairman Salerno thanked the members of the sub-committee; there was a lot of effort put into this review. It was a service to this Town as many town contract that work out. He asked Mr. Mulholland to schedule a public hearing for the next available date.

2. ELECTION OF OFFICERS

a. CHAIRMAN

Chairman Salerno thanked the Commission for their confidence in voting him as chair for the last five years; he is taking his name off the table this year and will not be seeking re-election.

Chairman Salerno nominated Mr. Walker as Chairman of the Zoning Commission.

Mr. McPherson seconded the nomination.

Nomination passed 6-0.

Chairman Walker thanked everyone. He has learned a lot the last five years. It has been an exceptional experience.

b. SECRETARY

Mr. Peck nominated Mr. McPherson as Secretary of the Zoning Commission.

Mr. Salerno seconded the nomination.

Nomination Passed 6-0.

3. APPROVAL OF MINUTES OF NOVEMBER 6, 2014

Motion (1) Mr. McPherson moved to approve the Public Hearing and Regular Meeting Minutes of November 6, 2014.

Seconded by Mr. Salerno.

Motion Passed 6-0.

NEW BUSINESS

1. APPLICATION OF STEVE TURNER FOR A SPECIAL PERMIT FOR OUTDOOR DINING AT PROPERTY IDENTIFIED IN THE APPLICATION AS 374 MAIN STREET, NIAN TIC.

Chairman Walker asked Mr. Mulholland to schedule this for a Public Hearing.

2. APPLICATION OF PAULINE LORD FOR A TEXT AMENDMENT TO THE EAST LYME ZONING REGULATIONS SECTIONS 1, 4 AND 25.5 TO ALLOW A RETREAT/EVENT CENTER, ANCILLARY TO AN AGRICULTURAL USE IN THE RU-40 ZONING DISTRICT.

Chairman Walker asked Mr. Mulholland to schedule this for a Public Hearing.

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

Mr. Salerno stated he has been working with Mr. Mulholland and Mr. Goeschel on the JLUS Study as Chairman of the Zoning Commission. There are 4 proposals and he can continue that for the next couple of weeks if Mr. Walker would like.

4. ZONING OFFICIAL

Mr. Mulholland stated his office has been busy. Gateway has paved all the way to East Society Road. He asked the Engineering Department to lend a field inspector to follow that to ensure the binder coat and top coat are not thinner than they should be. A new restaurant downtown is the subject of the patio project in a few weeks. The building on Main Street is moving along. Heritage on Route 156 is moving along. The former Pizza Cucina restaurant is going to have an addition put on. The work at the new Subway has been held up a bit. He is going to issue a Cease and Desist to Crest Ford. The building across from the Midway Mall is doing a build out of the second floor. The Park Place project has started up. The center building is up at 38 Hope Street.

5. COMMENTS FROM EX-OFFICIO

Ms. Cheeseman was not present.

6. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION

Mr. Salerno stated Planning will be having a Special Meeting on December 16th. Mr. Peck will attend that meeting.

7. COMMENTS FROM CHAIRMAN

Chairman Walker thanked the members for their confidence in him and he added that Mr. Salerno did an exemplary job.

8. ADJOURNMENT

Motion (2) Mr. McPherson moved to adjourn the meeting at 9:20 p.m.

Seconded by Mr. Salerno.

Motion Passed 6-0.

Respectfully Submitted,

**Karen Miller Galbo
Recording Secretary**