

TOWN OF EAST LYME

ZONING COMMISSION

FEBRUARY 5, 2015

REGULAR MEETING MINUTES

FILED IN EAST LYME
CONNECTICUT
Feb 10 2015 AT 10:10 AM/PM
Brooke D. Benoit ATC
EAST LYME TOWN CLERK

Members Present:

Matthew Walker, Chairman

George McPherson

Matthew Kane

Terence Donovan

Norm Peck

William Dwyer, Alternate (Sat as Regular Member/Appointed as Regular Member at this Meeting)

James Liska, Alternate

Peter Lukas, Alternate

Also Present:

Holly Cheeseman, Ex-Officio

Rita Franco-Palazzo, Planning Representative

Bill Mulholland, Zoning Officer (Arrived at 8:45)

1. APPLICATION PAULINE L. LORD TO AMEND THE EAST LYME ZONING REGULATIONS SECTION 1, 4 AND 25.5 TO ALLOW A RETREAT/EVENT CENTER, ANCILLARY TO AN AGRICULTURAL USE, IN THE RU-40 DISTRICT.

This Item was withdrawn by the applicant.

2. EAST LYME ZONING COMMISSION PROPOSAL TO AMEND THE EAST LYME ZONING REGULATIONS SECTIONS 1 THROUGH 33, INDEX, APPENDICES AND REVISION RECORD FOR MISCELLANEOUS HOUSEKEEPING ITEMS AND RE-NUMBERING.

This Item was continued to the next meeting.

3. ZONING COMMISSION VACANCY

Chairman Walker stated there is a vacancy to fill Mr. Salerno's position. Mr. Liska, Rita Franco-Palazzo, and Peter DeRosa submitted their letters of interest to the Board. Mr. Dwyer advised them by email that he would also be interested in the position. He stated that Mr. DeRosa asked that his name be withdrawn, but he would like to be considered for the Alternate position.

Mr. Peck stated Ms. Franco-Palazzo is a member of the Planning Commission now.

Chairman Walker discussed the process for nominations.

Mr. Dwyer stated a Second to a nomination is not needed per Robert's Rules of Order.

Chairman Walker received the opinion from Attorney Zamarka that it is appropriate for an Alternate to sit tonight.

All members were in agreement to use secret ballots for voting.

Mr. Donovan nominated William Dwyer. He stated he has been on various Boards and Commission since 1981; he would be a huge asset to this Commission.

Mr. McPherson nominated James Liska. He stated that in the past when there has been a vacancy they usually move up an Alternate from the same party as the person who vacated the position.

There were no further nominations.

Mr. Dwyer stated he has been in town for 60 years; he has been on various boards since 1981. He is well acquainted with the Zoning laws, the philosophy of this Commission has changed, and he also stated he shows up at 90% of the meetings.

Chairman Walker asked him if he had interest in running in the Fall.

Mr. Dwyer stated yes.

James Liska stated he has been an Alternate for 5 years. At the time he applied he thought someone outside of the Zoning Commission would take the spot. He can't think of a better applicant than Mr. Dwyer. He would like to see the open seat be rotated. The Alternates can see the presentation and may have questions or comments but they can't raise their hand to do so. The Alternate position is very tough. He has worked at Westerly Hospital, Lawrence & Memorial Hospital and he is in the National Guard. He has two kids in the school system. He has cleared his schedule to allow him to be here. He gave up refereeing hockey and he will be available. The Zoning Commission is doing a great job and he is very proud to be a part of it.

Chairman Walker asked him if he had interest in running in the Fall.

Mr. Liska stated if there is an opening he will run.

Mr. McPherson stated there will be 4 seats open in the Fall.

Motion (1) Mr. Donovan moved to close the nominations.

Seconded by Mr. Peck.

Motion Passed 6-0.

After Secret Ballot it was determined that Mr. Dwyer would fill the vacancy position on the Zoning Commission. Mr. Dwyer received 4 votes, and Mr. Liska received 2 votes.

Chairman Walker stated there were 2 great candidates. Either outcome would have been a good one. This is a very cohesive unit and we are usually on the same page.

Mr. Dwyer stated over the years he can't remember politics on the Zoning Commission.

Chairman Walker stated there is now a vacancy in the Alternate position.

4. APPROVAL OF MINUTES OF JANUARY 22, 2015

Motion (2) Mr. Donovan moved to approve the Minutes of January 22, 2015.

Seconded by Mr. McPherson.

Motion Passed 4-0-2 (Mr. Peck & Mr. Dwyer abstained)

NEW BUSINESS

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

Mr. Peck discussed a possible sub-committee to preserve the small town atmosphere.

Mr. Peck, Mr. Donovan, and Mr. Dwyer will all be members of the sub-committee.

2. ZONING OFFICIAL

Mr. Mulholland stated Gateway is looking for CO's, he received a call today regarding a potential restaurant in the old Botchi's building, the addition on the old Pizza Cucina is going to be moving along, there are also plans for a 26,000 square foot medical building next to Bob's .

3. COMMENTS FROM EX-OFFICIO

Ms. Cheeseman stated the Board of Selectmen had an Executive Session, then a Regular Meeting where they approved appropriation for a Town Meeting on February 18th. They approved settlement of litigation. Mr. Nickerson presented the Town Budget.

4. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION

Mr. Dwyer stated Planning approved a \$10,000 bond for Nottingham Hills, they discussed the potential zoning regulation changes, and the application of Pauline Lord was denied.

5. COMMENTS FROM CHAIRMAN

Chairman Walker thanked everyone.

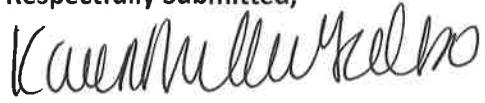
6. ADJOURNMENT

Motion (3) Mr. Donovan moved to adjourn at 8:55 p.m.

Seconded by Mr. McPherson.

Motion Passed 6-0.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Karen Miller Galbo". The signature is written in a cursive, flowing style.

**Karen Miller Galbo
Recording Secretary**