

TOWN OF EAST LYME  
ZONING COMMISSION  
REGULAR MEETING  
OCTOBER 7, 2010

REGULAR MEETING MINUTES

Members Present:

Marc Salerno, Chairman  
Matthew Walker  
Steve Carpenteri  
Rosanna Carabelas  
Edward Gada  
Norm Peck, III  
Bob Bulmer, Alternate

FILED IN EAST LYME TOWN  
CLERK'S OFFICE

OCT 12 20 10 at 9:10 AM PM  
Esther B. Williams  
EAST LYME TOWN CLERK

Pledge of Allegiance

Mr. Salerno led the assembly in the Pledge of Allegiance.

All members were present so no alternates were seated as regular voting members.

Public Delegations

There were no Public Delegations.

Regular Meeting

1. Application of Tobey Russ for Three Belles, LLC for a Coastal Area Management Plan Review for property identified as 119 Oswegatchie Hills Road, Niantic, Connecticut to construct two rack storage units at an existing marina.

Ms. Carabelas read a memo from Bill Mulholland, East Lyme Zoning Officer, to the Zoning Commission.

Robert Pfanner presented the plans to the Commission. Stating they will not need foundations for this structure. It is an open steel structure, and there will be no change in the ground. The engineering data has stated this structure can withstand 100 mile per hour winds.

**Motion (1) Steve Carpenteri moved to approve the Application of Tobey Russ for Three Belles, LLC for a Coastal Area Management Plan Review for property identified as 119 Oswegatchie Hills Road, Niantic, Connecticut to construct two rack storage units at an existing marina.**

**Mr. Carpenteri stated the application is consistent with all applicable goals and conditions of the Coastal Area Management Plan Act and the applicant has taken all reasonable measures to mitigate any adverse impact of the proposed activity on coastal resources.**

**Seconded by Mr. Gada.**

**Motion Passed 6-0-0.**

2. Approval of Minutes of September 9, 2010.

**Motion (2) Ms. Carabelas moved to approve the Minutes of the September 9, 2010 Public Hearing and Regular Meeting.**

**Seconded by Norm Peck.**

**Motion Passed 3-0-3 (Mr. Carpenteri, Mr. Gada and Mr. Walker abstained)**

3. Approval of Minutes of September 23, 2010.

**Motion (3) Mr. Carpenteri moved to approve the Minutes of the Regular Meeting of September 23, 2010.**

**Seconded by Ms. Carabelas.**

**Motion Passed 5-0-1 (Mr. Peck abstained)**

4. Executive Session – Pending Litigation

There was no Executive Session.

### **Old Business**

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

The rough draft has been completed and they will be meeting soon.

2. Subcommittee-Conservation Development by Design (Marc Salerno, Norm Peck, & Rosanna Carabelas)

Mr. Salerno would like this to go to Public Hearing, and he thanked Mr. Peck for all of his hard work on this Subcommittee.

**3. Incentive Housing (Ed Gada, Rosanna Carabelas, Marc Salerno)**

They are waiting to hear from the State on this.

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

Mr. Salerno would like them to meet next Thursday at 7:00 p.m. at the Town Hall.

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

Mr. Salerno would like them to meet next Thursday at 8:00 p.m. at the Town Hall.

Mr. Salerno has asked Mr. Mulholland to compile the regulations that the Town already has on this so they can review them.

**New Business**

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

Mr. Salerno asked if there were any objections to him bringing the CDD regulations to the floor. There were no objections.

He would like this forwarded to Public Hearing, however legal counsel has advised there needs to be a very specific legal announcement for this, so it may not be at the next meeting.

He asked that they all review the Planning Subdivision Regulations which he asked Mr. Mulholland to have forwarded to them.

**2. Zoning Official**

Mr. Mulholland was not present.

**3. Comments from Ex-Officio**

There was no Ex-Officio.

**4. Comments from zoning board liaison to Planning Commission**

There was discussion about the schedule for the Planning Meetings. Mr. Walker will now be attending on October 19, 2010, and Mr. Peck will be attending on December 7, 2010.

**5. Comments from Chairman**

Mr. Salerno discussed the completion of work by the subcommittees. The Zoning Commission has not been too busy recently so this is a good time to have these subcommittees performing this work.

**6. Adjournment**

**Motion (4) Ms. Carabelas moved to adjourn the meeting at 8:00 p.m.**

**Seconded by Mr. Carpenteri.**

**Motion Passed 6-0-0.**

**Respectfully Submitted,**

A handwritten signature in black ink that reads "Karen Miller Galbo". The signature is written in a cursive, flowing style.

**Karen Miller Galbo  
Recording Secretary**