

**EAST LYME ZONING COMMISSION
REGULAR MEETING
Thursday February 4, 2010
MINUTES**

The East Lyme Zoning Commission held a Regular Meeting on Thursday February 4, 2010 at the East Lyme Town Hall, 108 Pennsylvania Ave., Niantic, CT.

PRESENT: Marc Salerno, Chairman, Rosanna Carabelas, Secretary, Norm Peck, Steve Carpenteri, Matt Walker, Ed Gada

ALSO PRESENT: William Dwyer, Alternate
James Liska, Planning Commission, Liaison
Mike Bowers, Planning Commission, Chairman

FILED IN EAST LYME TOWN
CLERK'S OFFICE

Feb 8 20 10 at 11:15 AM
PM

ABSENT: Bob Bulmer, Alternate
Rose Ann Hardy, Ex-Officio

Esther B. Williams

EAST LYME TOWN CLERK

Call to Order

Chairman Salerno called to order the Regular Meeting of the Zoning Commission at 7:30 PM.

Pledge of Allegiance

The pledge was observed.

Mr. Salerno noted that Mr. Bowers, Chairman of the Planning Commission was in the audience. He also noted that there was a full table so there was no need to seat alternates.

Public Delegations

There were none.

Regular Meeting

1. Application of Boats, Inc., for a Coastal Area Management Site Plan Review for 133 Main Street, Niantic, CT for the construction of a 35' x 50' asphalt wash down pad.

This item has been rescheduled for February 18, 2010 per request of applicant.

2. Application of Niantic Dockominiums, for a Coastal Area Management Site Plan Review for 25 Smith Avenue, Niantic for the expansion of an existing concrete wash down pad.

This item has been rescheduled for February 18, 2010 per request of applicant.

3. Zoning Commission Budget 2010/2011

Mr. Mulholland reviewed the budget and explained each category pointing out any increases and decreases.

Mr. Salerno asked for clarification on the State fees.

Mr. Mulholland explained that this fee has increased from \$30.00 (dollars) to \$60.00 (dollars) per order of the State.

Mr. Salerno called for further discussion of the budget.

Mr. Peck made a statement regarding the Zoning Official's salary and said that in the current difficult times not many people were getting raises and he felt the Commission should be consistent with that.

Mr. Salerno said that in the past the Commission has tried to adjust the Zoning Official's salary, however the final decision has always been with the Board of Finance and Board of Selectman.

Rosanna Carabelas wanted to clarify that what they were voting on this evening was not the final say and the budget would have to be presented to the Board of Finance and Board of Selectman. It was agreed that this was correct.

Mr. Mulholland wanted to add in regards to the salaries that they typically followed what the Union Management members received.

Mr. Salerno added that the Zoning Official also had new duties added due to the Aquifer Protection Agency.

Mr. Salerno asked if there was any more discussion, hearing none he called for a motion to approve the budget.

MOTION (1)

Mr. Gada moved to approve the Zoning Commission Budget as presented.

Seconded by Mr. Carpenteri.

Motion passed 6-0-0.

4. Approval of Minutes of January 21, 2010

Mr. Salerno called for comments and or corrections to the Public Hearing Meeting Minutes of January 21, 2010.

Rosanna Carabelas asked that "Mrs." be omitted from her name whenever mentioned.

MOTION (2)

Rosanna Carabelas moved to approve the Public Hearing Meeting Minutes of January 21, 2010 with the correction previously mentioned.

Seconded by Mr. Gada.

Motion passed 6-0-0.

Mr. Salerno called for comments and or corrections to the Regular Meeting Minutes of January 21, 2010.

MOTION (3)

Rosanna Carabelas moved to approve the Regular Meeting Minutes of January 21, 2010, with the correction of her name as previously mentioned.

Seconded by Mr. Carpenteri.

Motion passed 6-0-0.

Old Business

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

Mr. Mulholland said that he has been working on regulations and design. He has been researching design rules and regulations and also has CD's for review possibly at the next meeting. There was discussion between Mr. Peck and Mr. Mulholland regarding photographs. Mr. Peck stated that the intent was not to reproduce any other town or design, that the photographs were to be of buildings that they wished to be consistent with.

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

Mr. Salerno said he had not received any new information.

3. Incentive Housing (Ed Gada, Rosanna Carabelas)

Mr. Mulholland said that he had met with the head of the Regional Planning Agency, Jim Butler and Mr. Ericson who were writing regulations. He said when he receives a first draft of said regulations he intends to present them to the sub-committee and also meet to look at locations and regulations.

Mr. Salerno said that the Commission received a grant from the State of Connecticut for \$50,000.00 (dollars) to study the placement of incentive housing zones in East Lyme. Currently there is a sub-committee looking for areas. He said that some of the grant money has gone to COGG to write the regulations.

New Business

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

Rosanna Carabelas stated that she would not be able to attend the Planning Commission meeting that she was scheduled for. It was decided that Mr. Liska would attend in her place.

2. Zoning Official

Mr. Mulholland said that things were picking up and there was a lot more activity in Town. He also said he had a company out of Hartford that will be taking over the Active Adult Community project on Whiting Farm, Roxbury Road, Niantic. He said there are permits for new houses being issued. There is also a developer out of Glastonbury interested in taking over the 38 Hope Street project. He is meeting on Friday February 12th with the parties in charge of the 38 Hope Street project. He said there is a project across from 38 Hope Street for multi-family units that is moving forward. He also has word from Attorney Ted Harris that his client will be moving forward with the multi-use building in down town Niantic. Mr. Peck asked for any word on Gateway, Mr. Mulholland replied there was nothing to report.

3. Comments from Ex-Officio

There was no Ex-Officio present.

4. Comments from Zoning Board liaison to Planning Commission.

Mr. Liska reported that he attended the Planning Commission meeting and there was a vote for approval of a subdivision of 203 acres between Egret road and Waterford, the vote was approved. He said there was also a sub-committee formed to study green-house

gasses. Mr. Liska said that when the Commission approves a lot the applicant is required to put in a rain garden to remove pesticides from the lawn and put them back into the soil. Mr. Mulholland commented about the question of the legal ability of the Planning Commission to require this, that it may be a requirement of the Zoning Commission. Mr. Bowers, Chairman of the Planning Commission, sated that at the last Planning Commission meeting there was a ruling from the town council as to whether they do in fact have the ability to enforce this requirement. There was further discussion regarding the design of rain gardens.

5. Comments from Chairman

Mr. Salerno asked if there were any problems with the next scheduled meeting being during February vacation. Rosanna Carabelas said she would not be attending the next meeting.

6. Adjournment

Mr. Salerno called for a motion to adjourn

MOTION (4)

Rosanna Carabelas moved to adjourn the Regular Meeting of the East Lyme Zoning Commission, February 4, 2010 at 8:15 PM.

Seconded By Mr. Gada

Motion passed 6-0-0

Respectfully Submitted,

Zoe Zrakas, Recording Secretary