

**MEETING MINUTES  
OLD LYME ZONING COMMISSION  
SPECIAL MEETING  
MONDAY MARCH 27, 2023, 6:00 P.M.  
MEETING HALL, MEMORIAL TOWN HALL  
52 Lyme Street, Old Lyme, CT**

**Present:** Paul Orzel (Chair), Jane Marsh (Secretary), Tammy Tinnerello, Mary Jo Nosal, Alternate Sloan Danenhower (seated for Tammy Tinnerello for the application), Alternate Michael Peter Barnes (seated for Michael Miller), Alternate Gil Soucie

**Absent:** Michael Miller

**Also present:** Eric Knapp, Zoning Enforcement Officer/Land Use Coordinator; Amy Huot, ZC Clerk

Chair Orzel called the meeting to order at 6:01 PM.

**REGULAR MEETING:**

1. Petition for Application to create the Halls Road Overlay District Proposal (HROC), Town of Old Lyme applicant.

The Commission members reviewed the revised Old Lyme Zoning Regulations Proposed Zoning Regulations Changes Mixed-Use Halls Road Overlay District document, dated 12/16/22. Ms. Marsh suggested changes to the language of the document after discussing it with Attorney Matthew Willis and due to the concerns, that were raised by the Commission in earlier meetings. The primary concerns were regarding building length, bulk, and infrastructure requirements.

Attorney Willis noted that the bulk standards table in the proposal should be updated to reflect the traditional Zoning Standards maximum limits for lot coverage and height, per Ms. Marsh. Attorney Willis also suggested amending Section 5.14.4.b in the proposal to state the following sections in the traditional Zoning Regulations cannot be superseded. They are: Coastal Boundary, Tidal Waters Protection, Flood Hazard Regulations and Conservation Zone Requirements- Gateway.

Ms. Marsh recommended updating the proposal to include a maximum building length of 125 feet and a maximum building square footage of 10,000 SF. Ms. Marsh expressed concern that big, blocky buildings could be placed on Halls Rd when her preference is for buildings that are split up slightly from a visual standpoint and for ease of use by pedestrians.

Mr. Barnes agreed with Ms. Marsh's concerns. Mr. Barnes then noted that he is concerned about the overall density and the allowed increase in bulk in the overlay zone. Mr. Barnes

also expressed concern about the increased use in the overlay zone. He noted that the Planning Commission gave the proposal a negative referral.

Commission members also expressed concern about potential lack of infrastructure on Halls Rd to support the buildings in the overlay zone.

After further discussion about Commission members' concerns and possible updates to the Old Lyme Zoning Regulations Proposed Zoning Regulations Changes Mixed-Use Halls Road Overlay District proposal, Chair Orzel suggested the Commission get the document to the best point they can, agree on it, then move forward.

ZEO/LUC Knapp noted that due to the negative referral from the Planning Commission, a supermajority vote was required from the Zoning Commission for the petition to be approved.

A **motion** was made by J. Marsh, seconded by M. Nosal, to approve the Petition for Application to create the Halls Road Overlay District Proposal (HROC), Town of Old Lyme applicant and set an effective date of May 8, 2023.

The Commission finds that the application, is consistent with the following sections of the Old Lyme Plan of Conservation and Development:

1. The Plan of Conservation and Development entitled "Maintaining Housing Options" calls for "multi-family, mixed use and accessory apartments" to address the housing needs of the community. These regulations touch on two of those three. (POCD, p. 18).
2. The POCD also indicates that "Community Appearance" is a critical component of the Town's character (p. 21), and these regulations create a tool for addressing that.
3. The POCD states that "(t)here is room for additional commercial growth along Halls Road" (p. 21). This regulation promotes additional commercial growth in that location.
4. The section of the POCD on "Economic Development Regulations gives a goal to "(c)reate experience-centered dining, entertainment and retail spaces" (p. 22) This goal fulfilled by this regulation.

**Voting in favor:** P. Orzel, J. Marsh, M. Nosal; **Opposed:** S. Danenhower, M. Barnes; **Abstaining:** None. The motion **failed**, 3-2-0.

2. Rezoning of 23 parcels running the length of Halls Road from C-30S to the Halls Road Overlay District. No discussion took place as this is tied to the Petition for Application to create the Halls Road Overlay District Proposal. In the absence of the adoption of the new HROD, this application cannot be approved.

3. Discussion of process for adopting zone for arts district.

Ms. Marsh proposed a subcommittee be created to help move the arts district zone proposal forward. Ms. Marsh suggested that a direct change to the zoning regulations should be made for this proposal, affecting only the area proposed, not the entire Lyme St. ZEO/LUC Knapp recommended picking specific parcels for the changes, no overlay, no spot zoning. Ms. Marsh agreed with ZEO/LUC Knapp's suggestion. Ms. Marsh noted that this would allow certain things in that zone without requiring a special permit.

ZEO/LUC Knapp recommended the subcommittee assembled by the Zoning Commission should also contain people from other committees and suggests getting agreement or "buy in" on the proposal from other Commissions. Chair Orzel asked each Commission member to propose a list of candidates from other Commissions. Ms. Marsh proposed she meet with Attorney Willis to create a draft working document and ask the parties that created the original application and the Old Lyme Historic District to review prior to subcommittee creation. Ms. Marsh said she will alert the Chair as to when it will be on the agenda and would attempt to have it ready for the May 8, 2023 Zoning Commission Regular Meeting.

#### 4. Miscellaneous/Adjournment.

Chair Orzel informed the Commission that he and Ms. Nosal have been working on a draft process so the Commission has a defined start time and defined end time for future Zoning Commission meetings. Chair Orzel noted the goal is to avoid the lengthy Zoning Commission meetings such as the ones that have taken place earlier in 2023. Chair Orzel said he thought he and Ms. Nosal could have something for Commission members to review in the April 10, 2023 Zoning Commission Regular Meeting.

A **motion** was made by J. Marsh, seconded by S. Danenhower, to adjourn the meeting.

**Voting in favor:** P. Orzel, S. Danenhower, J. Marsh, M. Nosal, M. Barnes; **Opposed:** None; **Abstaining:** None. The motion **passed** unanimously, 5-0-0.

The meeting adjourned at 8:18 PM.

Respectfully submitted,

Amy Huot, Clerk

**THE NEXT REGULAR MEETING OF THE ZONING COMMISSION IS MONDAY,  
APRIL 10, 2023  
AT 6:30 P.M. IN THE MEETING HALL, 52 LYME STREET, OLD LYME, CT**