



TOWN OF OLD LYME

www.oldlyme-ct.gov

Zoning Commission

52 Lyme Street • Old Lyme, CT 06371

Tel. (860)-434-1605 Fax. (860)-434-5636

MEETING MINUTES OLD LYME ZONING COMMISSION REGULAR MEETING, JANUARY 8, 2024

Present: Paul Orzel (Chair), Tammy Tinnerello (Vice Chair), Mary Jo Nosal, Mike Miller, Alternate Sloan Danenhower, Alternate Michael Peter Barnes

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

Absent: Jane Marsh (Secretary), Alternate Gil Soucie (Resigned his Commission position in December)

Seated for the public hearing: Paul Orzel, Tammy Tinnerello, Mary Jo Nosal, Mike Miller, Alternate Sloan Danenhower. The Chair called the meeting to order at 6:35 PM.

The Commission moved the agenda items E and F ahead of the public hearing then continued the rest of the meeting per the written agenda.

Chair Orzel appointed an alternate for Ms. Marsh. Chair Orzel noted that Mr. Gil Souci resigned as an alternate, effective immediately in December 2023. Chair Orzel seated Mr. Danenhower for the remainder of the meeting.

Mr. Danenhower confirmed he was present for the public hearing for the application for 250 Shore Rd. Mr. Miller confirmed he listened to the recording of the October 2023 Zoning Commission Regular Meeting.

A. CONTINUED PUBLIC HEARINGS:

1. Special Permit- 35 McCurdy Road -Application to allow construction of pickleball courts with associated improvements, applicant Old Lyme Country Club.

Attorney Evan Seeman gave a brief history of the previous discussions. Mr. Stuart Fairbank, P.E. and Mr. Bennet Brooks, sound engineer, were present. Also in attendance were Mr. Lawrence Tucker, President of Old Lyme Country Club, and Mr. Michael Iwanicki, General Manager of Old Lyme Country Club. Mr. Bob Unetich, sound engineer and owner of PSM, LLC, was present via phone.

Attorney Seeman noted the residents of McCurdy Court have stated they do not have an issue with tennis or paddle ball and they have confirmed parking on the street is no longer an issue. Attorney Seeman noted that the complaint is primarily centered around pickleball play on the paddle courts. As for pickleball, Attorney Seeman noted that sound mitigation is being proposed on the pickleball court, including a 12-foot wall sound barrier. Attorney Seeman reiterated a few of the proposed conditions: No lighting will be installed on the pickleball courts and operating hours will be set. The lights will be turned off at 9:00 PM on the other courts and the pickleball courts will allow play until 8:30 PM plus pickleball play will be limited strictly to the pickleball courts.

Attorney Seeman reiterated to the Commissioners that the site plan meets the special permit requirements and the applicants are moving the pickleball court to another part of the property where the use is already authorized. Attorney Seeman requested that the Zoning Commission approve the application.

Mr. Danenhower noted that there was disagreement on the figures used in Mr. Brooks' analysis versus Mr. Unetich's analysis, resulting in different suggestions. Mr. Brooks stated a second report was submitted to the Zoning Commission



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with details highlighting the differences between the two reports. Mr. Brooks noted that if Mr. Unetich used the same sound mitigation Mr. Brooks used, then the numbers would have been almost identical. Mr. Brooks noted they have their sound data from actual pickleball play, versus lab created data that Mr. Unetich used for his analysis. Mr. Brooks also stated the distances were not correct in the analysis Mr. Unetich submitted, and if those are updated, then the reports would have roughly the same results.

Mr. Brooks stated that he checked the results by using the calculation procedure that Mr. Unetich used and noted that Mr. Unetich did not use the correct inputs for the formulas. Mr. Brooks further said that when the correct numbers are applied, then the results are about the same. Mr. Miller inquired about different types of paddles and balls that could be used. Mr. Brooks said he is aware that different paddles and balls exist, but he does not have the noise/acoustic data on them.

Attorney Seeman gave the Commissioners **Exhibit BD**, a report from Brooks Acoustic Corporation with the engineering review documentation that had been submitted earlier to the Zoning Commission via email.

Ms. Nosal inquired about the surface of the paddle ball court versus the pickleball court and if the height of the sound mitigation fence (12 feet) was measured from the court or the ground. Mr. Brooks confirmed that the height will be measured from the court, which is level with the ground (the court will not be elevated). Mr. Brooks further commented that there will be a standard fence around the court that will have the sound barrier material on it. Mr. Brooks noted additional sound mitigation will come from material that will be absorbing sound on the court and a berm outside of the court that will provide a small secondary barrier. Mr. Brooks stated the barrier is only necessary on two sides of the court since there are no residents and railroad tracks near the two sides facing south.

When asked about seasonal pickleball play, Attorney Seeman confirmed pickleball is typically played in the late spring and summer, through October, then the courts will be empty through mid-May.

At the request of Attorney Seeman, Mr. Brooks listed his credentials as an acoustics engineer. Mr. Brooks has had a distinguished and lengthy career as an acoustic engineer and is a licensed engineer in Connecticut.

The Chair opened the hearing to public comment.

Ms. Kelsey Bestall, 6 McCurdy Court, Mr. Michael Noti, 6 McCurdy Court, Mr. David Vitali, 4 McCurdy Court, Ms. Ellen Pishvanov, 4 McCurdy Court provided their comments.

Mr. Noti stated that the Wilton Country Club pickleball application discussed in the last meeting has been withdrawn due to ongoing concerns from residents near the country club.

Mr. Noti and Ms. Bestall presented the Commissioners with **Exhibit BE**, documentation containing a statement of use appeal and data they collected. Mr. Noti noted the residents put together their own parking assessment and asked if there would be a traffic assessment performed in the area.

Mr. Noti stated there is currently no enforcement of court hours and players are bringing their own lights to play at night. Mr. Noti also noted that players are noisy when they gather after their games are finished.



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Mr. Bob Unetich, of PSM LLC, introduced himself and gave a brief history of his work as an engineer. Mr. Unetich started a firm to help install pickleball courts and bring sound levels down to background noise level. Mr. Unetich also works with USA Pickleball, testing paddles, balls, and play.

Mr. Unetich commented that there is a sound diffraction issue and if Mr. Noti's house was lower, then the sound barrier proposed by Mr. Brooks would probably work. Mr. Unetich noted that the noise level will be higher at Mr. Noti's second-floor window.

Mr. Unetich further stated that in two other Connecticut locations it was ultimately decided pickleball courts would not be built. Mr. Unetich commented that the sound mitigation wall would need to be approximately 20 feet high to properly reduce the sound level at Mr. Noti's home. Mr. Unetich noted a steel building to house pickleball is not unreasonable and should be considered or a sound barrier wall, as seen on highways, could be installed. Mr. Unetich noted that highway walls require substantial concrete foundations, making them difficult to build, and the wall would send most of the sound in the direction of the golf course. Mr. Unetich ultimately recommended that pickleball not be done at this location.

Mr. Noti played a recording of players on the paddle court, recorded from a few hundred feet away. Mr. Noti expressed concern about the nonstop noise, the type of noise from the pickleball play, and how it will affect the mental health of the residents. Mr. Noti requested the Commissioners deny the application and for the Old Lyme Country Club to look for another location for a building to house a pickleball court.

Mr. Barnes asked about potential ramifications for the residents if the application is denied. Mr. Vitali noted that the platform is used for playing year-round. The residents further stated there is still excessive noise and inappropriate language on the courts and this has not been addressed by the Old Lyme Country Club. Mr. Miller suggested the issue is that pickleball is currently played at the country club, which is causing discontent, and the proposal should alleviate many of the problems they have heard from the residents. Mr. Miller further noted the Commission is hearing that the country club is not responding to the residents' concerns. Mr. Miller commented that if the application is denied, every issue the residents have brought forward will continue to exist and he expressed concern that denying the application will not mitigate the current issues. Mr. Miller also stated that in his opinion platform tennis is not the same as pickleball.

Mr. Miller suggested it would be helpful if Mr. Brooks and Mr. Unetich got together and created a more reasonable solution than the sound mitigation wall or a separate building to house the pickleball courts. Mr. Brooks noted that fiberglass tubing in a fence would absorb sound and could be used with steel girders to reduce the sound level.

The Commissioners discussed the two different opinions of the experts. ZEO/LUC Knapp noted there is not a third-party acoustic engineer in Old Lyme that could offer another opinion but he would consult with the town's engineer, Jacobson & Associates, about whether they have used engineers of this sort on other matters. ZEO/LUC Knapp suggested there could be a monitoring system installed and conditions of noise decibel limits could be added as part of the conditions of approval. Ms. Nosal noted that the two parties have not worked together on this issue and thinks that the sound mitigation measures suggested are not sufficient. Mr. Noti asked who would be enforcing the conditions proposed.

Mr. Miller asked if 20-foot fencing instead of a 20-foot wall would work for sound mitigation. Mr. Brooks stated he was not sure a fence could be built to support the heavy material that is required for sound mitigation.

Mr. Miller asked ZEO/LUC Knapp about the possibility of a pickleball enclosure being built near the country club, to which ZEO/LUC Knapp noted Old Lyme Country Club itself is a commercial building in a residential zone. The Old



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Lyme Country Club would need to apply for a permit to build a pickleball enclosure. The Commission did not think this was an acceptable option.

When asked about noise reduction from trees or shrubs, Mr. Unitech said that shrubs would not provide good sound buffering against pickleball noise.

Mr. Noti said he would like to work with the country club on the hours of play that will be proposed. Mr. Vitali noted that if the application is approved then there would be platform tennis and pickleball being played, creating more noise. Mr. Noti stated that pickleball is currently played on the paddle courts in the wintertime.

The Commissioners discussed the original approval of the existing courts and whether pickleball play is a reasonable use of the courts. ZEO/LUC Knapp noted that the Zoning Commission can decide whether pickleball should be included in the original application approval, and he will accept the decision.

The Commissioners inquired about the timing of their decision, to which ZEO/LUC Knapp noted they can extend the hearing one more month. Mr. Miller asked how the Commissioners may revisit the Old Lyme Country Club's 2006 special permit as to whether it applies to pickleball. ZEO/LUC Knapp suggested the subject be put on the agenda for February's Zoning Commission Regular Meeting and noted it would be separate from this hearing. Chair Orzel commented that the Commission will go back and review the original permit and discuss the original intent.

Mr. John Acosta, 31 McCurdy Rd, submitted **Exhibit BF**, a letter to the Zoning Commission in favor of the application. Mr. Acosta does not believe the traffic is an issue and noted he has not seen parking overflow. Mr. Acosta noted that the court lights are off at 9:00 PM.

Attorney Seeman asked for a short recess. Chair Orzel called for a 5-minute break at 8:23 PM. The hearing resumed at 8:31 PM.

Mr. Brooks responded to the public comments and noted that the proposal is an improvement in the quality of life for the McCurdy Court residents, in his opinion. Mr. Brooks expressed the opinion that Mr. Unetich does not have the appropriate experience to be a reviewer for an acoustical project in a town Zoning Commission meeting. Mr. Brooks further suggested the Commissioners look for a third-party acoustic engineer from the National Council of Acoustical Consultants or the Institute of Noise Control Engineering.

Mr. Brooks reiterated that Mr. Unetich's report did not use the correct distances and the report is incorrect. Mr. Brooks further commented that the lab that Mr. Unetich used for acoustic data should be certified. He also said they had actual pickleball play data they were using as opposed to Mr. Unetich's lab created data. Mr. Brooks noted that the software Mr. Unetich used is free software that can be found using Google. Mr. Brooks stated when he tried repeating Mr. Unitech's analysis using the same software, with the correct data, the results were closer to the data they created in their own analysis.

Mr. Brooks noted that the blanket material proposed is attractive, effective, and will look good for the town. If the proposed wall should be higher, Mr. Brooks noted they are open to negotiation, but they think that the 12-foot wall will be suitable. Mr. Brooks reiterated they took the distances from the site plan for their analysis.



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As for Mr. Noti's residence, Mr. Brooks stated that the 12-foot wall cuts the line of sight, and the second story window will not get the noise from the courts. Mr. Brooks confirmed that there should not be additional walls installed as they are not necessary, and he agrees the additional walls could make the noise worse.

Mr. Brooks stated he does not agree with monitoring the noise level because measuring the level against ambient noise will be difficult. Mr. Brooks noted that the fence material has been used often, people who use it approve of it, and it has eliminated complaints in several places. Mr. Brooks noted that another 8 feet of fence will only reduce the sound levels by three decibels, which is barely noticeable. Mr. Brooks stated it would be wasteful to install a fence taller than 12 feet tall.

Mr. Brooks commented that regardless of the incorrect data used by Mr. Unitech, he believes the numbers proposed by both parties agree (when the correct data is used). Ms. Nosal inquired about the sound mitigation barrier material. Mr. Brooks noted it is made for the outdoors, it was used on the Big Dig in Boston, and it is low maintenance. Mr. Brooks said it looks like a quilted curtain and the sound absorption is about 85%. Ms. Nosal asked about getting a different thickness, to which Mr. Brooks noted that the curtain is available in different thicknesses, however, the concern is about the noise that could go over the top of the fence. Mr. Brooks said the lifespan of the material is 10 to 15 years and a reasonable condition of approval is that the fence is inspected and possibly replaced after 10 years.

Attorney Seeman responded to a few of the comments made by neighbors. Attorney Seeman noted that a traffic study was not submitted because it was not required with this application. He also said the parking spaces allocated in the 2006 permit were to accommodate overflow parking for the club. Attorney Seeman reiterated that not all parking spaces are being used, so eliminating a few spaces will not be noticeable. Attorney Seeman also commented that the parking will be lessened if one of their proposed conditions of staggered play is used.

Attorney Seeman stated they have no knowledge of any activities past 10:00 PM. But Attorney Seeman said they are willing to stipulate the seasonal aspect of all activities (tennis, pickleball, paddle tennis), as conditions of approval. Attorney Seeman respectfully requested the Commissioners weigh the credibility of both analysts and consider that details were missing from Mr. Unitech's analysis. Attorney Seeman requested the application move forward with reasonable conditions of approval.

A **motion** was made by T. Tinnerello, seconded by S. Danenhower, to **CLOSE** the public hearing for Special Permit- 35 McCurdy Road -Application to allow construction of pickleball courts with associated improvements, applicant Old Lyme Country Club.

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

B. OLD BUSINESS:

1. None

C. DISCUSSION AND POSSIBLE DECISION:

1. Special Permit-Continued: 250 Shore Road-Application for development of a self-storage facility, applicant Kids Reality, LLC and Pond Road, LLC.

Chair Orzel opened the floor for discussion of the special permit application. Chair Orzel stated he does not believe this type of facility belongs in a beach community, but rather an industrial park. Chair Orzel stated he is opposed to the project



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based on the Town of Old Lyme Zoning Regulation Section 13B.4.10 “Public Health and Safety; Environmental Protection”. Chair Orzel noted the Town of Old Lyme Fire Marshal has not yet formally approved the application. Chair Orzel stated he does not believe the design supports an average residential use of any sort and is concerned about possible spillage of fuels that would not be reported to the managers appropriately. Chair Orzel does not believe the facility is appropriate for a beach community and the architecture does not fit in with a beach community. Chair Orzel referenced Zoning Regulation Section 13B.4.12 “Architectural Character, Historic Preservation, Site Design” and stated he cannot support this application.

Mr. Miller commented that a renter could bring anything they would like to the facility without much oversight. He further noted there are no drains but hopefully the manager will notice spills and take corrective action. Mr. Miller then noted that there are many concerns from the public. But it is commercial property and the self-storage unit building would increase the value of the property, bringing more revenue to the Town of Old Lyme with no impact on the schools, police, and would be a net positive for the community. Mr. Miller expressed concern about other possible uses that could be built if this application is not approved. Mr. Miller suggested that of all possible uses, a storage facility is the least impactful to the surrounding area. Mr. Miller stated he intends to support the application.

Mr. Danenhower stated he agrees with Mr. Miller and believes the self-storage facility would be the least impactful to the community as well. Mr. Danenhower noted he would like to ensure that there are no sources of hazardous materials stored in the units and is in favor of management enforcing the storage requirements.

Ms. Nosal commented that given the size and scope of the proposed building, plus the intensity of use, the building is not appropriate for the area. Ms. Nosal commented that the town Fire Marshal sent a letter stating he did not support the proposal. Ms. Nosal stated she does not support the proposal.

Ms. Tinnerello noted that the site is commercially zoned and the owners should be able to add the commercial use of their choice on the property. Ms. Tinnerello noted, however, that after listening to the surrounding area residents and reviewing Zoning Regulation Section 13b.4.12, (Architectural Character, Historic Preservation, Site Design) the proposed structure does not fit in the beach community, in her opinion.

A **motion** was made by M. Miller, seconded by S. Danenhower, to **APPROVE** the Special Permit- 250 Shore Road- Application for development of a self-storage facility, applicant Kids Reality, LLC and Pond Road, LLC.

Voting in favor: M. Miller, S. Danenhower; **Opposed:** P. Orzel, T. Tinnerello, M. Nosal; **Abstaining:** None. The motion was denied, 2-3-0.

2. Special Permit-Continued: 35 McCurdy Road -Application to allow construction of pickleball courts with associated improvements, applicant Old Lyme Country Club.

Chair Orzel asked the Commission if time would allow discussion on the special permit application (given the meeting end time of 10:00 PM). The Commissioners agreed they would like to digest the data presented this evening prior to discussing the application. ZEO/LUC Knapp stated he would ask if an acoustical engineer was available to offer a third opinion. The Commissioners will discuss this application in the next Zoning Commission Regular Meeting, February 12, 2024.



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D. RECEIPT OF NEW APPLICATIONS:

1. None.

E. ZONING ENFORCEMENT:

1. Update on pavement at Old Colony Beach.

ZEO/LUC Knapp reported that he repeatedly attempted to get information from the Old Colony Beach Association but he has not received a response yet. ZEO/LUC Knapp said he would issue a violation notice to obtain answers on the matter.

2. 58 Hartford Avenue. Applicant: Frank Noe. Applicant asking for review of conditions imposed by the Commission at the June 12, 2023, meeting.

ZEO/LUC Knapp informed the Commission that Mr. Noe is unhappy that only patrons of Kokomo's can use the parking lot at 58 Hartford Avenue and requested a meeting to discuss the matter. ZEO/LUC Knapp noted that the parking lot cannot be used until a special permit is recorded on the Town of Old Lyme Land Records, which has not been done yet for the site.

The Commission decided that they will not entertain a discussion with Mr. Noe since the special permit has not been recorded yet.

3. 158 Boston Post Road. Commercial use of residential property.

ZEO/LUC Knapp gave a brief overview of the events that have occurred so far: a commercial operation was being run at 158 Boston Post Road and a violation was brought by former ZEO/LUC Dan Bourret. ZEO/LUC Knapp noted that it appears the business is no longer operating in the house and therefore avoids a zoning enforcement trial. ZEO/LUC Knapp said the settlement date to stop using the site for commercial use was effective January 2, 2024, and the zoning enforcement trial would have been January 9, 2024, but is not moving forward. ZEO/LUC Knapp noted there is a permanent injunction that the resident will not reopen the business on the site without a valid commercial permit.

F. APPROVAL OF MINUTES:

1. Reading and Approval of the Minutes-Regular Meeting dated December 11, 2023.

A **motion** was made by T. Tinnerello, seconded by M. Nosal, to **APPROVE** the December 11th 2023 Zoning Commission Regular Meeting minutes **as amended**.

Section A, item 1 should read as follows:

Mr. Doane noted that the lease agreement can include the condition that the landlord may inspect the units. ~~to ensure hazardous materials are stored correctly.~~

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

G. COMMISSION REGULATIONS DISCUSSIONS:

1. Continue discussion regarding regulations of self-storage facilities in C-30 zone.



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Chair Orzel would like to establish a 6-month moratorium on this subject because there is a lot of discussion surrounding whether to not allow self-storage facilities or to develop new regulations for them in the town. Chair Orzel believes the only way the discussion can continue is if there is a 6-month moratorium and the deliverable is that there is a new regulation built in the Town of Old Lyme Zoning Regulations. ZEO/LUC Knapp suggested the Commission can review the regulations from the Town of Clinton.

ZEO/LUC Knapp noted that Old Lyme has no regulations for self-storage facilities. Ms. Nosal asked the Commission to look at the bulk standards part of the regulation and would like to see this topic on the agenda with a deliverable.

Chair Orzel said he would be happy to work with Commissioners who might like to take this project and to help prepare a deliverable. Mr. Barnes stated he would like to have a storage facility that accommodates vehicles, as it is an underserved market and he liked the storage facility that was before the Commission. Mr. Barnes would like to see another alternative for the commercial property owners.

ZEO/LUC Knapp said he will submit a 6-month self-storage facility moratorium regulation for the February 12, 2024 Zoning Commission Regular meeting so that the Commission can set the public hearing. ZEO/LUC Knapp said an effective date will be set after it is voted upon and the regulations will be updated, which establishes the moratorium for six months. ZEO/LUC Knapp said he would refer to the town of Old Saybrook's moratorium on drive through windows as a guide.

Mr. Barnes recommended reviewing other pieces of the regulations that the Commission might like to update as well. ZEO/LUC Knapp noted that the Commission needs to decide how many topics they would like to cover in six months.

Ms. Tinnerello said she would like to review accessory dwelling units (ADU) again because there is a housing shortage in town and she would like to know if the Commission is open to discussion. ZEO/LUC Knapp noted that the ADU regulation is probably the most restrictive in the state. Mr. Barnes noted suggested the Commission can discuss the affordable housing issues as well. Ms. Nosal noted it would be a good idea to see what other towns have done with these regulations. ZEO/LUC Knapp noted that the towns from Old Lyme to Guilford would be a good sample population to pull from to see how they address ADUs.

After further discussion, Chair Orzel asked the Commissioners if a moratorium was the best option, or if it would be better to have a small team examine these topics. Chair Orzel noted there is nothing new in next month's Zoning Commission Regular Meeting. The Commissioners agreed that they would rather discuss these topics in the upcoming meetings than go the moratorium route. Ms. Nosal noted the Commission still needs to discuss the approval granted to Old Lyme Country Club for the paddle ball courts. ZEO/LUC Knapp noted that he drafted a motion including conditions for approval for the 35 McCurdy Rd application.

H. NEW BUSINESS

1. Election of Officers.

A **motion** was made by M. Nosal to elect Jane Marsh as Secretary of the Zoning Commission.

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



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A **motion** was made by M. Barnes to elect Mike Miller as Vice Chair of the Zoning Commission.

Voting in favor: None. **Opposed:** P. Orzel, T. Tinnerello, M. Nosal, M. Miller, S. Danenhower; **Abstaining:** None. The motion **was denied**, 0-5-0.

A **motion** was made by M. Nosal to elect Tammy Tinnerello as Vice Chair of the Zoning Commission.

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

A **motion** was made by M. Barnes to elect Paul Orzel as Chair of the Zoning Commission.

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

I. MISCELLANEOUS/ADJOURNMENT:

1. Education Requirements.

Ms. Nosal commented on the lack of virtual options for public access to the town meetings. ZEO/LUC Knapp noted that the meetings will soon be held via Microsoft Teams and it will be rolled out soon to the various town Boards and Commissions.

A **motion** was made by M. Nosal, seconded by T. Tinnerello, to adjourn the meeting.

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

The meeting adjourned at 10:02 PM.

Respectfully Submitted,

Amy Huot, Clerk

THE NEXT REGULAR MEETING OF THE ZONING COMMISSION IS MONDAY, FEBRUARY 12, 2024 AT 6:30 P.M. IN THE MEETING HALL, 52 LYME STREET, OLD LYME, CT