

TOWN OF EAST LYME

ZONING COMMISSION

MARCH 1, 2012

PUBLIC HEARING MINUTES

Members Present:

Marc Salerno, Chairman
Norm Peck
Mathew Kane
Mathew Walker
Terence Donovan
George McPherson
William Dwyer, Alternate (Did not Sit)
James Liska, Alternate (Did not Sit)

Also Present:

Bill Mulholland, Zoning Officer
Rose Ann Hardy (Entered at 7:45)

Members Absent:

Jack Hogan, Alternate

CALL TO ORDER

Chairman Salerno called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

Chairman Salerno led the assembly in the Pledge of Allegiance.

PUBLIC DELEGATIONS

There were no public delegations.

PUBLIC HEARING

- 1. Application of Francis G. Grace for Main Street Grille, Niantic for a Special Permit for Outdoor Dining at property identified in the application as 252-2 Main Street, Niantic, Connecticut. Assessor's Map 12.1, Lot 115.**

Mr. Mulholland confirmed that the legal ad had run on this item.

Mr. Walker read a memo from Mr. Mulholland.

Francis Grace of 58 Denison Avenue, Mystic CT and doing business at 252 Main Street, Niantic entered photographs as Exhibit 1. He is proposing a deck and patio in the back of the building, and a roped off area of tables in the front on the sidewalk. He entered a packet of sketches as Exhibit 2, and a Site Plan of the front as exhibit 3. The deck would have a

fiberglass translucent roof. He wants everything to look aesthetically pleasing. There will be drop lighting on the deck and patio and rope lighting around the railings. The railings themselves would have half-moon style lighting fixtures on them.

Eric Krause, representing the applicant stated corrugated roof used to be very thin, but the one they are proposing has strength to it. They are just trying for natural light to come through. They also will be putting all new glass in the back of the restaurant.

Mr. Grace stated they will also be putting in a new handicapped ramp.

Mr. Salerno asked if they would have access to the patio and deck from the back of the restaurant.

Mr. Grace stated yes, but there will be signs stating that seating on the deck and patio is by the hostess. There will be no self-seating.

Mr. Salerno asked if they would be serving alcohol.

Mr. Grace stated he already has a liquor license for a patio, but he doesn't have the patio. The Liquor Commission just needs to see the approved drawings.

Mr. Salerno stated this would be a one year permit, which would have to be renewed at the end of a year. The proposal is for two sections, one is 1000 square feet and the front one is for 450 square feet. The front would be 6 tables of 2 seats. They have proposed decking and roping to separate the sections, also they would have a railing in the upper deck.

Mr. Grace stated they would have refuse disposal. He would like to keep the outdoor dining open until Midnight. His is a restaurant business, not a bar. He has no interest in entertainment.

Mr. Salerno asked if the outside lighting would be low intensity.

Mr. Mulholland asked if they would have a dimmer switch.

Mr. Grace stated all of the patio lighting would be on the same circuit. They will handle the upper deck and patio separately, and they will be on dimmers.

Mr. Mulholland stated they encourage living downtown and they are looking for a balance for the residents and the businesses. That is why the permits are for one year.

Mr. Grace stated the sound system will be the same as in the restaurant. It will be low level music, probably two speakers.

Mr. Mulholland stated there are no setback issues.

Mr. Salerno stated there will be no advertising or signage on the patio or deck.

Mr. Peck stated the regulations allow 1000 square feet of outdoor dining area, but the regulations don't specify the number of areas that are allowed.

Mr. Mulholland stated he had that conversation with Mr. Grace. The Regulation doesn't say what they thought it said. He suggested they amend number two for the future, if they choose to do so.

Mr. Peck suggested they approve the back and then amend the regulation.

Mr. Mulholland stated he could draft language for number two, given that it is March 1st, Mr. Grace is anxious to go forward.

Mr. McPherson asked if the deck is handicapped accessible.

Mr. Grace stated it is not, they need a staircase to get up, but the patio will be.

Mr. Mulholland stated that is a building code issue, not zoning.

Gary Smith, 369 Main Street complimented Mr. Grace on opening views of the Bay. He strongly encourages the Zoning Commission to follow through with this.

Motion (1) Mr. McPherson moved to close the public hearing.

Seconded by Mr. Donovan.

Motion Passed 6-0

Respectfully Submitted,

Karen Miller Galbo
Recording Secretary