

TOWN OF EAST LYME

ZONING COMMISSION

MAY 1, 2014

REGULAR MEETING MINUTES

MEMBERS PRESENT:

Marc Salerno, Chairman  
Matthew Kane  
Matthew Walker  
Terence Donovan  
Norm Peck  
William Dwyer, Alternate (Did not Sit)  
James Liska, Alternate (Sat for Regular Meeting)

FILED IN EAST LYME  
CONNECTICUT  
MAY 6 2014 AT 8:20 AM/PM  
KAREN SATM...  
EAST LYME TOWN CLERK

MEMBERS ABSENT:

George McPherson  
Peter Lukas, Alternate

ALSO PRESENT:

Bill Mulholland, Zoning Officer  
Holly Cheeseman, Ex-Officio

Mr. Liska was sat as a regular member for the Regular Meeting

**1. APPLICATION OF STEVE CARPENTERI FOR NIANTIC BAY INN, INC. (AKA LYME TAVERN), FOR RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT 229 W. MAIN STREET, NIANTIC.**

Motion (1) Mr. Liska moved to approve the application of Steve Carpenteri for Niantic Bay Inn, Inc., (aka Lyme Tavern) for a Special Permit for Outdoor Dining at property identified in the application as 229-2 West Main Street, Niantic, Connecticut. Assessor's Map 10.3, Lot 1.

Conditions:

- 1) Acoustic outdoor entertainment only with no amplification;
- 2) May have speakers of low volume;
- 3) Last seating at 11:00 p.m., area cleared by midnight;
- 4) Lighting must be minimal and turned off at close of business;

Seconded by Mr. Kane.

Motion Passed 6-0.

**2. APPLICATION OF HARRY AND TRIFONAS LOGINIDIS DBA FAMILY PIZZA FOR A RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT PROPERTY IDENTIFIED IN THE APPLICATION AS 233 MAIN STREET, NIAN TIC.**

**Motion (2)** Mr. Liska moved to approve the application of Harry and Trifonas Loginidis dba Family Pizza for a renewal of a Special Permit for outdoor dining at property identified in the application as 233 Main Street, Niantic with the following conditions:

- a. The patio shall close one hour after the kitchen closes but no later than 12 midnight.
- b. A sign will be posted that there is "No Sitting on the Wall" outside in the patio area.
- c. Patrons shall not use the patio area for consumption of alcohol unless seated at a table.

Seconded by Mr. Kane.

Motion Passed 6-0.

**3. APPLICATION OF TEDDY IGNATIADIS FOR MAIN STREET GRILLE, RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT 252 MAIN STREET, NIAN TIC.**

**Motion (3)** Mr. Liska moved to approve the application of Teddy Ignatiadis for Main Street Grill, Niantic for a Special Permit for Outdoor Dining at property identified as 252-2 Main Street, Niantic, Connecticut, Assessor's Map 12.1, Lot 115.

Conditions:

- 1) No outdoor entertainment is allowed;
- 2) May have speakers of low volume;
- 3) Deck and patio to be cleared by midnight and closed;
- 4) Lighting must be minimal and turned off at close of business;
- 5) This Special Permit is for the rear deck and patio area only;

Seconded by Mr. Kane.

Motion Passed 6-0.

**\*\*Mr. Dwyer left the meeting at 7:50 p.m.**

**4. APPLICATION OF KOSTAS ANASTASIOU, FOR RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT 26 W. MAIN STREET, NIAN TIC.**

**Motion (4)** Mr. Liska moved to approve the application of Kostas Anastasiou, for a Special Permit for Outdoor Dining at property identified in the application as 26 W. Main Street, Niantic, Connecticut. Assessor's Map 11.2, Lot 17.

Conditions:

- a. No outdoor entertainment is allowed
- b. May have speakers of low volume

- c. Weekday hours until 9:00 p.m., Friday and Saturday hours until 10:00 p.m.
- d. Lighting must be minimal and turned off at close of business.

Seconded by Mr. Kane.

Motion Passed 6-0.

**\*\*All four of the previous items will be published on May 8, 2014, and will be effective May 9, 2014.**

**5. APPROVAL OF MINUTES OF APRIL 3, 2014.**

Motion (5) Mr. Peck moved to approve the Regular Meeting Minutes of April 3, 2014.

Seconded by Mr. Walker.

Motion Passed 4-0-2 (Mr. Kane and Mr. Liska abstained)

**OLD BUSINESS**

**1. SIGN SUBCOMMITTEE**

They met tonight; they will continue to discuss the digital signs, and the language that they want in the Zoning Regulations.

Mr. Mulholland stated the draft language will be coming forth when they are comfortable with submitting it to the Commission. Also, sandwich board signs and farm signs will be addressed.

**2. ZONING REGULATIONS REVIEW**

They will meet on May 12<sup>th</sup> at 7:30 p.m.

**NEW BUSINESS**

**1. APPLICATION OF LEO ROCHE, FOR STRIVE, LLC FOR A RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT PROPERTY IDENTIFIED IN THE APPLICATION AS 247-2 MAIN STREET, NIAHTIC**

Chairman Salerno asked Mr. Mulholland to schedule this for a Public Hearing on May 15, 2014.

**2. APPLICATION OF RITA FOKAIDIS, FOR VILLAGE PIZZA, FOR A RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT PROPERTY IDENTIFIED IN THE APPLICATION AS 53 WEST MAIN STREET, NIAHTIC.**

Chairman Salerno asked Mr. Mulholland to schedule this for a Public Hearing on May 15, 2014.

3. APPLICATION OF CRAIG TAFT, FOR CTRP ENTERPRISES, LLC (AKA BURKE'S TAVERN) FOR A RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT PROPERTY IDENTIFIED IN THE APPLICATION AS 267-283 MAIN STREET, (AKA 13 HOPE STREET), NIAN TIC.

Chairman Salerno asked Mr. Mulholland to schedule this for a Public Hearing on May 15, 2014.

4. APPLICATION OF TIMOTHY O'REILLY, OWNER, EAST LYME CAFÉ, LLC DBA SMOKEY O'GRADY'S FOR A RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT PROPERTY IDENTIFIED IN THE APPLICATION AS 306 FLANDERS ROAD, NIAN TIC.

Chairman Salerno asked Mr. Mulholland to schedule this for a Public Hearing on May 15, 2014.

5. APPLICATION OF GARY KOGUT, FOR THE COMMON LOON RESTAURANT, FOR A RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT PROPERTY IDENTIFIED IN THE APPLICATION AS 135 BOSTON POST ROAD, EAST LYME.

Chairman Salerno asked Mr. Mulholland to schedule this for a Public Hearing on May 15, 2014.

6. APPLICATION OF WHITE KNIGHT DEVELOPMENT LLC FOR A SPECIAL PERMIT FOR MIXED USE AT PROPERTY IDENTIFIED IN THE APPLICATION AS 385 MAIN STREET, NIAN TIC.

Chairman Salerno asked Mr. Mulholland to schedule this for a Public Hearing on June 5, 2014.

7. APPLICATION OF THE EAST LYME ZONING COMMISSION FOR A TEXT AMENDMENT TO THE EAST LYME ZONING REGULATIONS SECTION 20.27 OUTDOOR DINING.

Chairman Salerno asked Mr. Mulholland to schedule this for a Public Hearing on June 5, 2014.

8. ANY BUSINESS ON THE FLOOR, IF ANY BY THE MAJORITY VOTE OF THE COMMISSION

Mr. Salerno asked that Mr. Mulholland schedule a Public Hearing for the application for 23 Rose Lane for a Special Permit for a Bed and Breakfast.

### 9. ZONING OFFICIAL

Mr. Mulholland stated that Henny Penny is moving along, they are getting ready for the tanks, and the outdoor canopy. They are working on cleaning up the landscaping across from the Midway Mall. 38 Hope Street has applied for the main center building. The owners across from 38 Hope street are in discussions for a new buyer. Gateway is moving along, there is no action on the commercial side yet. The Zoning Department has taken in \$90,000 so far this year.

Mr. Donovan asked about the Habitat house.

Mr. Mulholland stated something may have happened with the family they signed up. They have a year to build based on the building permit.

Chairman Salerno stated he has heard complaints about a business downtown selling furniture outside.

Mr. Mulholland stated he was there the other day and discussed it with him.

Mr. Donovan asked about Crest Ford having a permit to park their vehicles on the lot next door.

Mr. Mulholland stated they do not have a permit, and he has sent letters and met with them. The next step would be a Cease and Desist Order.

#### **10. COMMENTS FROM EX-OFFICIO**

Ms. Cheeseman stated the Board of Selectmen had a Special Meeting last week; most of the meeting was taken up with discussion of golf carts. They did approve golf carts, with the exclusion of Giants Neck Beach, Giants Neck Heights, Pine Grove, and Attawan Beach. There were a number of people who came up after the meeting that weren't in favor of the golf carts, despite what their Board of Governors said. They are still waiting to hear from Amtrak on the boardwalk revetment. The boat ramp has been fixed.

Mr. Donovan stated they have started to do work on an emergency access road from Giants Neck to Rocky Neck.

#### **11. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION**

Mr. McPherson was not present.

#### **12. COMMENTS FROM CHAIRMAN**

Chairman Salerno asked that they keep working on their sub-committee work.

#### **13. ADJOURNMENT**

**Motion (6) Mr. Donovan moved to adjourn the meeting at 8:15 p.m.**

**Seconded by Mr. Peck.**

**Motion Passed 6-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**