

TOWN OF EAST LYME
ZONING COMMISSION
JUNE 19, 2014
PUBLIC HEARING MINUTES

Members Present:

Marc Salerno, Chairman
Terence Donovan
George McPherson
Norm Peck (Recused himself for Item 1)
Matthew Kane
William Dwyer, Alternate (Sat for Public Hearing)

FILED IN EAST LYME
CONNECTICUT
JUNE 23 2014 AT 8:30 AM/PM
Karin Mulholland
EAST LYME TOWN CLERK

Members Absent:

Matthew Walker
Peter Lukas, Alternate
James Liska, Alternate

Also Present:

Bill Mulholland, Zoning Officer

CALL TO ORDER

Chairman Salerno called the Public Hearing to order at 7:31 p.m.

PLEDGE OF ALLEGIANCE

Chairman Salerno led the assembly in the Pledge of Allegiance.

Mr. Dwyer sat as a Regular Member for the Public Hearing.

PUBLIC DELEGATIONS

There were no public delegations.

1. APPLICATION OF J. ROBERT PFANNER, APPLICANT, FOR JEANETTE V. TUTHILL, OWNER, FOR A SPECIAL PERMIT UNDER SECTION 8.2.7 FAST FOOD, FOR A SUBWAY RESTAURANT, AT PROPERTY IDENTIFIED IN THE APPLICATION AS 23 CHESTERFIELD ROAD, EAST LYME

Mr. Peck recused himself for Item 1.

Mr. Mulholland confirmed the legal advertisement had run on this item.

Mr. Donovan read a memo from Mr. Mulholland.

J. Robert Pfanner, presented the application for the Owner.

Mr. Mulholland stated there are no plans for alcohol so the outdoor dining portion will be approved by his office.

Mr. Pfanner presented the following Exhibits:

Exhibit A – Pictures of Current Building

Exhibit B – Rendering of Building

Mr. Pfanner stated there will be a patio in front, there is existing pavement, and they will have to pave a little more to get the parking spaces in. There is a 24 foot driveway to the back. Arborvitaes run along this property on the McDonald's side, they will curve around the edge and protect the dumpster. Two signs will go up, one will be on the building and the other will be a standing sign in the front.

Mr. Mulholland stated the signs will be approved through his office at the appropriate time.

Mr. Pfanner stated there will be 11 parking spaces, they will clean up the site. They will take down the bushes in the front and put in small arborvitaes, they will continue the sidewalk from McDonalds across the length of the property.

Mr. Pfanner stated that there is storage upstairs and nobody lives upstairs.

Mr. Mulholland stated for that they would need a Special Permit.

Chairman Salerno asked what material they will use for the patio.

Mr. Pfanner stated they haven't decided that yet, it is currently pavement.

Chairman Salerno stated he likes that they are extending the sidewalk across the property, and that they will have outside dining, and the dumpster will be hidden.

There was no public comment.

Motion (1) Mr. Dwyer moved to close the Public Hearing.

Seconded by Mr. McPherson.

Motion Passed 5-0.

Respectfully Submitted,



**Karen Miller Galbo
Recording Secretary**