

TOWN OF EAST LYME

ZONING COMMISSION

APRIL 21, 2016

REGULAR MEETING MINUTES

Members Present:

Matthew Walker, Chairman

George McPherson

Norm Peck

John Manning

William Dwyer

James Liska, Alternate (Sat for Public Hearing and Regular Meeting)

Peter Lukas, Alternate (Did Not Sit)

Members Absent:

Terence Donovan

David McIlhenney, Alternate

Also Present:

Bill Mulholland, Zoning Officer

Rita Franco-Palazzo, Planning Representative

FILED IN EAST LYME  
CONNECTICUT  
APR 25 2016 AT 9:10 AM PM  
KATHY PALAZZO, CLERK  
EAST LYME TOWN CLERK

1. CONTINUATION OF 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

This item was continued to May 5, 2016.

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

This item was continued to May 5, 2016.

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

This item was continued to May 5, 2016.

4. APPLICATION OF JULIE SMART, FOR SMARTY'S, FOR RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT PROPERTY IDENTIFIED IN THE APPLICATION AS 215 MAIN STREET, NIAN TIC

Motion (1) Mr. McPherson moved to approve the application of Julie Smart, for Smarty's, for renewal of a Special Permit for Outdoor Dining at property identified in the application as 215 Main Street, Niantic with the previous conditions as set forth on the application.

Seconded by Mr. Dwyer.

Motion Passed 6-0.

5. 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, NIAN TIC

This item was continued to May 5<sup>th</sup>.

6. 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

Motion (2) Mr. McPherson moved to approve the 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), Niantic with the previous conditions as set forth on the application.

Seconded by Mr. Liska.

Motion Passed 6-0.

7. APPLICATION OF AHMET MARAS, FOR NIAN TIC PIZZA, FOR A RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT PROPERTY IDENTIFIED IN THE APPLICATION AS 53 WEST MAIN STREET, NIAN TIC

Chairman Walker stated Mr. Mulholland will speak to him about the umbrellas.

Mr. Mulholland stated he will send him a letter.

Motion (3) Mr. McPherson moved to approve the application of Ahmet Maras, for Niantic Pizza, for a renewal of a Special Permit for Outdoor Dining at property identified in the application as 53 West Main Street, Niantic with the previous conditions as set forth on the application.

Seconded by Mr. Peck.

Motion Passed 6-0.

8. 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

This item was continued to May 5<sup>th</sup>.

## **OLD BUSINESS**

### **1. SUB-COMMITTEE MIXED USE IN CB ZONE**

They have not met.

Chairman Walker stated they will plan to meet in May.

Mr. Mulholland stated he wrote an amendment on the Bees.

Mr. Manning asked that he send the amendment to him.

Mr. Mulholland stated it is a simplistic fix, but where do we draw the line.

Mr. Peck asked if he had gotten an answer on gambling.

Mr. Mulholland stated he hasn't gotten one yet.

## **NEW BUSINESS**

### **1. PROPOSED TEXT AMENDMENT FOR OUTDOOR DINING SPECIAL PERMIT RENEWAL SIGNS**

Mr. Mulholland stated he sent out the smaller sign language. They can move it to a Public Hearing, it is only for renewals.

Mr. Peck asked if we could require no sign for a renewal.

Mr. Mulholland stated if the Commission agrees he can rewrite it.

Chairman Walker stated we can discuss it at the next meeting.

### **2. ANY BUSINESS ON THE FLOOR, IF ANY BY THE MAJORITY VOTE OF THE COMMISSION**

There was no business on the floor.

### **3. ZONING OFFICIAL**

Mr. Mulholland stated Norwich Orthopedic Group is getting close to opening. Costello's is also close. He has a new application for a Dollar General Store across from Haylon's. Haylon's is expanding, and the new Boston Post Road restaurant is moving along.

Mr. Peck asked if we should refine our definition of farm.

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

The Ex-Officio was not present.

**5. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION**

The meeting was cancelled.

**6. COMMENTS FROM CHAIRMAN**

There were no comments.

**ADJOURNMENT**

**Motion (4) Mr. McPherson moved to adjourn the meeting at 8:25 p.m.**

**Seconded by Mr. Dwyer.**

**Motion Passed 6-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**