

TOWN OF EAST LYME

ZONING COMMISSION

APRIL 7, 2016

PUBLIC HEARING MINUTES

**Members Present:**

**Matthew Walker, Chairman**  
**Terence Donovan**  
**William Dwyer**  
**George McPherson**  
**Norm Peck**  
**John Manning**  
**James Liska, Alternate (Did Not Sit)**  
**David McIlhenney, Alternate (Did Not Sit)**

FILED IN EAST LYME  
CONNECTICUT  
APR 12 2016 AT 8:30 AM PM  
*Karen Yalson*  
EAST LYME TOWN CLERK

**Also Present:**

**Rita Franco-Palazzo, Planning Representative**  
**Bill Mulholland, Zoning Officer**  
**Rose Ann Hardy, Ex-Officio**

**Members Absent:**

**Peter Lukas, Alternate**

**CALL TO ORDER**

Chairman Walker called the Public Hearing to order at 7:30 p.m.

**PLEDGE OF ALLEGIANCE**

Chairman Walker led the assembly in the Pledge of Allegiance.

Chairman Walker recognized the Guarraia family of East Lyme and spoke of their unbelievable loss. He led a moment of silence.

**PUBLIC DELEGATIONS**

There were no public delegations.

**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**

Mr. Carpenteri was present, he confirmed the sign was posted.

Mr. Mulholland confirmed the legal advertisement ran on this item. He stated there have been no complaints and no issues. This is a routine renewal because they serve alcohol.

There were no comments.

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

**Seconded by Mr. Dwyer.**

**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**

The applicant was not present. No one could confirm their sign was posted.

Mr. Mulholland recommended continuing this item and his office would remind the applicant of their obligation to be present.

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

Mr. Mulholland stated he had the same recommendation for this item. His office did send a letter and told all of the applicants of their obligation. They will re-contact them.

**4. 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**

Mr. Mulholland stated this applicant received the permit to build a deck and never built it. This is just a renewal for the special permit for dining on that deck. His office will re-contact him.

**5. APPLICATION OF STEVE TURNER, FOR LILLIAN'S FOR A RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT 374 MAIN STREET, NIAN TIC**

Mr. Mulholland confirmed the legal advertisement ran on this item and the sign was posted. He also stated that there have been no issues with this permit.

Mr. Turner was present, he stated that the size of the sign that must be posted is alarming. He has had to answer questions on numerous occasions about what is going on. He asked that they reconsider the size requirement.

Chairman Walker stated we do need to reconsider that, he drove by at night and saw the sign and did a double take.

Mr. Turner also stated his permit expired in January, he asked if it could possibly expire around this time of year.

Mr. Mulholland stated he has no issue with that, he is absolutely right about the sign, we can try to make this easier for the restaurant owners.

Gary Smith, 377 Main Street thanked Mr. Turner and supported this application.

Tim Brennan, 366 Main Street supported this application, they have been a great neighbor and he hopes he has continued success.

**Motion(2) Mr. Donovan moved to close the Public Hearing.**

**Seconded by Mr. Peck.**

**Motion Passed 6-0.**

**6. APPLICATION OF EDUARDO MARTONE, FOR A SPECIAL PERMIT FOR OUTDOOR DINING AT 11 EAST PATTAGANSETT ROAD, NIAN TIC**

Mr. Mulholland confirmed the legal advertisement ran on this item.

Mr. McPherson read a memo from Mr. Mulholland.

Stanley Martone, 11 East Pattagansett Road, stated they are new in town, they own one other restaurant in Meriden. They are a family restaurant with authentic Italian meals. They will respect all of the neighbors. Their electrician will use very soft lighting. They would like to have speakers for soft background music. There will be no late parties.

Mr. Mulholland asked if they can survive without the speakers.

Mr. Martone stated he thinks it will provide nice ambience. They would like to have it.

Mr. Mulholland stated if his office got a call he would have to contact them. Would they have a microphone?

Mr. Martone stated no.

Mr. Mulholland asked the hours of operation of the deck.

Mr. Martone stated until 9:00 during the week and 10:00 on weekends, although they haven't decided on definite hours. Winter hours may be different.

Mr. Donovan asked if the patio would be open until an hour before close.

Mr. Martone stated every waitress will check every ID. They have a scanning device to scan IDs, they hope to have a soft opening on April 28<sup>th</sup>, and grand opening on May 5<sup>th</sup>.

Mr. Manning asked if they would have live music on the patio.

Mr. Martone stated no.

Mark Datum, 9 East Pattagansett Road stated they have done a wonderful job with the building, but he is not really happy about the patio. His main concern is parking. He doesn't think it's fair, with the limited parking they already have to add extra seating. It is now a beautiful building.

Mr. Mulholland stated it is commercially zoned, people do a lot of walking, and there is a school across the street. He had the parking discussion with the applicant regarding past parking issues.

Mr. Peck asked if they have attempted to find other parking.

Mr. Martone stated yes, they have also discussed employees parking down the street. He himself will bike to work. Right now they have 14 spaces and one is handicapped.

Mr. Peck asked if they have approached the school to ask if their patrons can park there.

Mr. Martone stated he will reach out to them. He doesn't want to disturb the neighbors.

**Motion (3) Mr. Dwyer moved to close the Public Hearing.**

**Seconded by Mr. McPherson.**

**Motion Passed 6-0.**

**7. APPLICATION OF JEFFREY MCNAMARA FOR TUCK PROPERTIES, LLC FOR A SPECIAL PERMIT FOR COMMERCIAL RECREATION AT 27 HOPE STREET, NIAN TIC**

Mr. Mulholland confirmed the legal advertisement ran on this item.

Mr. McPherson read a memo from Mr. Mulholland.

Jeffrey McNamara, 100 Pennsylvania Avenue stated this is the old New London Tape building. Robert Marelli purchased it. He is the owner of SECONN Fabrications and another business in Waterford, his daughter is a softball player. He is familiar with commercial sites. This will be a safe clean environment for teams and individuals to practice. There is a need for it in Southeastern Connecticut. He envisions families dropping their kids off for practice and staying in town and visiting our restaurants and stores. The property abuts the railroad tracks.

Mr. Dwyer asked where the entrance is.

Attorney McNamara stated it is off of Main Street.

Mr. Donovan stated he would like to see this building being used.

Chairman Walker stated it will be a great resource.

**Motion (4) Mr. McPherson moved to close the Public Hearing.**

**Seconded by Mr. Donovan.**

**Motion Passed 6-0.**

**Respectfully Submitted,**

A handwritten signature in cursive script that reads "Karen Miller Galbo". The signature is written in black ink and is positioned above the printed name.

**Karen Miller Galbo  
Recording Secretary**