

TOWN OF EAST LYME
ZONING COMMISSION
AUGUST 4, 2016
PUBLIC HEARING MINUTES

Members Present:

William Dwyer
Terence Donovan
Norm Peck
John Manning
George McPherson
Peter Lukas (Sat for Public Hearing & Regular Meeting)
David McIlhenney (Did Not Sit)

Members Absent:

Matthew Walker, Chairman
James Liska, Alternate

Also Present:

Bill Mulholland, Zoning Officer

FILED

Aug 10 2016 AT 8:30 AM/PM
Caru Gullo, CL
EAST LYME TOWN CLERK

CALL TO ORDER

Mr. McPherson called the meeting to order at 7:31 p.m.

PLEDGE OF ALLEGIANCE

Mr. McPherson led the assembly in the Pledge of Allegiance.

Mr. McPherson sat Mr. Lukas as a regular member for the Public Hearing.

PUBLIC DELEGATIONS

Warren Hall, 37 Park Place, Niantic stated he thought the application of the sewer installations on Park Place was going to be on the Agenda tonight, he asked why it wasn't on the Agenda.

Mr. Mulholland stated that will be at the Water & Sewer Commission meeting, this Commission has no jurisdiction on Water and Sewer.

Lisa Picarazzi, 14 Oak Hill Drive, Niantic thanked the members of the Commission for their service. She said the downtown looks lovely. She thinks it will look nice if there were banners on the light poles. Our Regulations don't support banners, but she thinks we could tweak them a bit to allow them.

1. CONTINUATION OF APPLICATION OF THE TOWN OF EAST LYME, FOR A SPECIAL PERMIT FOR A PROPOSED AMPHITHEATER AT PROPERTY IDENTIFIED IN THE APPLICATION AS MCCOOK POINT PARK, 8 ATLANTIC STREET, NIAN TIC

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

Mr. Donovan read a memo from Mr. Mulholland.

Dave Putnam, Director of Parks and Recreation stated the East Lyme Public Trust, the Niantic Lions and the Niantic Rotary wanted to do a community project. They raised \$60,000 in donations. The other remaining \$15,000 that is needed was budgeted this year by the Town. The Parks and Recreation Commission has approved the design. There is existing electrical at the Pavilion that will be the only utility for the band shell. It is a great location for summer concerts.

Mr. Putnam submitted Exhibit A (Pictures and Drawings) and Exhibit B (Site Plan)

Mr. Putnam stated it is designed for the sound to go out toward Long Island Sound.

Mr. Manning asked why they chose this spot.

Mr. Putnam stated there were deed restrictions so they had to change from their original location.

Mr. Mulholland stated this was continued to clarify those issues.

Mr. Dwyer asked about a clam shell design.

Mr. Putnam stated that would be too expensive.

Mr. Donovan asked what it is made of, and what the longevity of this is.

Mr. Putnam stated it is made of southern yellow pine. It is made to withstand 120 mph wind load. It is made by the same contractor they used for the gazebo at Bride Brook.

Mr. Mulholland stated it will have to meet building code.

Mr. Peck asked about the hours.

Mr. Putnam stated 6:00 p.m. to 8:00 p.m. It may be different during Celebrate East Lyme, and they would have to adhere to the Noise Ordinance.

Mr. Putnam submitted Exhibit C (Overhead Pictures)

Mr. Putnam stated this could also be used for the Bright Music Festival in early spring on a Saturday; it could be used for plays, or used by the Puppet Theatre.

Mr. Mulholland asked if lighting would be installed within.

Mr. Putnam stated it would not be.

Mr. Mulholland asked about external lights.

Mr. Putnam stated they may install external lights if it's needed for security.

Mr. Manning stated they would need a special permit for a sizable event.

Mr. Putnam stated the Parks and Recreation Commission is the authority at the Park. They could come back if there was an event outside their normal concert series.

Mr. McPherson stated there are 215 parking spots at McCook's, and how many at Hole in the Wall.

Mr. Putnam stated there are 90 at Hole in the Wall.

Warren Hall, 37 Park Place, Niantic stated he objects to the Committee that was formed by civic groups that donated the money. He applauds their effort however the Committee was not an open committee. They never attempted to get suggestions, it was a secret committee. They never attempted to get public input. The design of this is a cracker jack design. He liked the first location. This will blow over the tracks in a hurricane. They should slow down.

Mr. Manning stated it can't be located at the first location.

Mr. Mulholland stated legally the town doesn't have a choice to put it at the original location.

Robert D. Pfanner stated the deed restrictions are 500 feet from the mean high water mark, 200 feet from side of the Bay. One reason for this positioning is because they want the sound to project out from the neighborhoods. This is not a project to draw in 10s of thousands of people. This is a nice compromise.

Mr. Putnam stated this is an adequate spot. It is perfect for people to spread out blankets, chairs, and is still a great area for a concert.

J. Robert Pfanner stated he is Chairman of the Parks and Recreation Commission. They look at parking and the number of people. The other site was good, but this site will work beautifully. It is a good place for concerts, there is plenty of parking, Parks and Recreation Commission looks at all of those things.

Mr. McPherson asked when the bands are done at Celebrate East Lyme.

Mr. Putnam stated about a half hour after the fireworks are over.

Mr. Mulholland asked about temporary handicapped spots at the upper lots.

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

Seconded by Mr. Dwyer.

Motion Passed 6-0.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Karen Miller Galbo". The signature is written in a cursive, flowing style.

Karen Miller Galbo
Recording Secretary