

TOWN OF EAST LYME

ZONING COMMISSION

JUNE 2, 2016

PUBLIC HEARING MINUTES

Members Present:

Matthew Walker, Chairman
Norm Peck
William Dwyer
Terence Donovan
John Manning
George McPherson
Peter Lukas, Alternate (Sat for Item 1)
James Liska, Alternate (Did Not Sit)
David McIlhenney, Alternate (Arrived at 7:33, Did Not Sit)

FILED IN EAST LYME
CONNECTICUT
June 2, 2016 AT 8:55 AM/PM
[Signature]
EAST LYME TOWN CLERK

Also Present:

Rose Ann Hardy, Ex-Officio
Joan Bengtson, Planning Representative

Absent:

Bill Mulholland, Zoning Officer

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.

PUBLIC DELEGATIONS

Lisa Picarazzi, 14 Oak Hill Drive thanked the Commission members for their service to the Town. She is a supporter of beekeeping regulations. This is a great opportunity for East Lyme to be a leader in developing regulations on beekeeping. We need to be pro-active. It would be great to set up model regulations for our sister communities. It was a good discussion tonight.

1. Application of Theodore A. Harris, Attorney, for Noble Jay Brewing Company LLC, for a Special Permit for a brew pub pursuant to section 11.2.11, 25.5, at property located at 11 Freedom Way Unit D3 and D4.

Chairman Walker confirmed the legal advertisement ran on this item.

Mr. Peck recused himself and Chairman Walker sat Mr. Lukas for this item.

Mr. McPherson read a memo from Mr. Mulholland.

Attorney Harris stated the owner could not be here tonight, he is applying for a brew pub pursuant to the regulations recently passed. This is step two for the owner.

Attorney Harris entered the following exhibits:

- Exhibit 1: Copy of sign which was posted at least 15 days prior to the Public Hearing;**
- Exhibit 2: Description of type of activities at Noble Jay;**
- Exhibit 3: Parking and public area calculations, site plan, and floor plan;**
- Exhibit 4: Aerial Photo of site;**
- Exhibit 5: Proposed operational hours.**

Attorney Harris stated he submitted the description to give them an idea of the goals; it has been a long time getting to this point. He stated there are driveways on either side of the unit. This building has 26 parking spaces, the operating hours are nearly opposite of the other businesses in the building. Most of the other uses are manufacturing. The floor plan is 1600 square feet, with 637 square feet of public space. There is excess parking at this building. The public area can't exceed 40% of the overall area of the facility. This public space comes out to 39%. From the aerial photo he submitted you can see very few cars are parked at the building, that photo was taken off of Google and was taken in May of 2015. Not only do they meet the standards, but there is plenty of excess. The hours of operation will be Monday through Friday 4:00 p.m. to 10:00 p.m., Saturday 8:00 a.m. to 12:00 p.m. (retail store only, not consumption) and 12:00 p.m. to 8:00 p.m. (on and off premises), Sunday 10:00 a.m. to 12:00 p.m. (retail store only, not consumption) then 12:00 p.m. to 6:00 p.m. (on and off premises). They will not have food production on site. They will have food available that is prepared off site, and people can bring their own food in. They would occasionally like to have entertainment with some amplification. They are in an industrial zone.

Mr. Manning asked about the hours for entertainment, there is a church right there.

Attorney Harris stated the only thing on Sunday morning would be sales; the church is also outside the separation distance.

Chairman Walker stated they meet all the standards; there will probably be some discussion about the entertainment.

Mr. McPherson asked if the bathroom is included in the public space.

Attorney Harris stated that is not included.

There was no public comment.

Attorney Harris stated if there is concern about the entertainment they could require a review after a year.

Mr. Donovan stated he doesn't see a band being in there, there is no room for that. He sees acoustic guitars that have amplifiers.

Attorney Harris stated that is very common.

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

Seconded by Mr. Dwyer.

Motion Passed 6-0.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Karen Miller Galbo".

**Karen Miller Galbo
Recording Secretary**