

TOWN OF EAST LYME

ZONING COMMISSION

MARCH 24, 2016

REGULAR MEETING MINUTES

**Members Present:**

**Matthew Walker, Chairman**

**George McPherson**

**William Dwyer**

**Terence Donovan**

**Norm Peck**

**John Manning**

**David McIlhenney**

FILED IN EAST LYME  
CONNECTICUT  
Mar 29, 2016 AT 10:45 AM/PM  
*Matthew Walker, Clerk*  
EAST LYME TOWN CLERK

**Members Absent:**

**James Liska, Alternate**

**Peter Lukas, Alternate**

**Also Present:**

**Rita Franco-Palazzo, Planning Representative**

**Bill Mulholland, Zoning Officer**

1. CONTINUATION OF APPLICATION OF EDWARD M. CASSELLA, ESQ., FOR WHITE GATE FARM, FOR AN AMENDMENT TO THE EAST LYME ZONING REGULATIONS SECTION 1, SECTION 5.2.9, AND SECTION 25 FOR FARM EVENTS.

Chairman Walker stated they have 65 days to make a decision.

Mr. Donovan stated he would like to look at other town's Regulations.

Mr. Mulholland stated he can review that in order to clarify for the Commission.

Mr. Manning stated we can see what the State recommends to make farming viable, and what other Commissions are doing.

Chairman Walker stated we want to know how to strike a balance.

Mr. Donovan stated we have to look out for the town, most of the testimony was in support of White Gate Farm, but this affects the whole town. He wants to see what other towns do.

Mr. Peck stated he is fine with holding off. He strongly supports locally home grown food; it is a little price to pay for the benefit. It is extremely important to encourage farming. He is confident the Commission can filter out the nice words said about White Gate Farm because this is not a site specific application.

Mr. Manning stated it seems that there is one issue, noise from amplified music at a wedding reception.

Mr. Donovan stated there is dancing and drinking at weddings, we have to look out for the town.

Chairman Walker stated the focus will be on amplification of music.

Mr. Donovan stated they have the amplified music stopping at 10:00 p.m.

Mr. McPherson stated it sounds like we should continue this.

Mr. Dwyer stated this could be every weekend of the summer.

Mr. Mulholland stated he can research this for the next meeting.

This item was continued to April 7<sup>th</sup>.

**2. APPLICATION OF THEODORE A. HARRIS FOR A TEXT AMENDMENT TO THE EAST LYME ZONING REGULATIONS TO ADD A DEFINITION FOR AN ANCHOR STORE IN THE GATEWAY DISTRICT.**

**Motion (1) Mr. McPherson moved to approve the application of Theodore A. Harris for a text amendment to the East Lyme Zoning Regulations to add a definition for an anchor store in the Gateway District.**

**Seconded by Mr. Manning.**

**Motion Passed 6-0.**

**3. APPROVAL OF MINUTES OF MARCH 3, 2016.**

**Motion (2) Mr. McPherson moved to approve the Minutes of March 3, 2016.**

**Seconded by Mr. Dwyer.**

**Motion Passed 6-0.**

**4. APPROVAL OF MINUTES OF MARCH 7, 2016.**

**Motion (3) Mr. Donovan moved to approve the Minutes of March 7, 2016.**

**Seconded by Mr. Dwyer.**

**Motion Passed 3-0-3 (Mr. Manning, Mr. McPherson, Chairman Walker abstained)**

**OLD BUSINESS**

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

They have not met.

**NEW BUSINESS**

**1. OUTDOOR DINING RENEWALS SCHEDULED FOR APRIL 7, 2016 PUBLIC HEARING:**

- A. 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**

Chairman Walker asked that this be scheduled for a Public Hearing on April 7<sup>th</sup>.

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

Chairman Walker asked that this be scheduled for a Public Hearing on April 7<sup>th</sup>.

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

Chairman Walker asked that this be scheduled for a Public Hearing on April 7<sup>th</sup>.

- D. APPLICATION OF KOSTAS ANASTASIOU FOR RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT 26 WEST MAIN STREET, NIAN TIC**

Chairman Walker asked that this be scheduled for a Public Hearing on April 7<sup>th</sup>.

- E. APPLICATION OF STEVE CARPENTERI FOR NIAN TIC BAY INN, INC, (AKA LYME TAVERN) FOR RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT 229 WEST MAIN STREET, NIAN TIC**

Chairman Walker asked that this be scheduled for a Public Hearing on April 7<sup>th</sup>.

**2. OUTDOOR DINING RENEWALS SCHEDULED FOR APRIL 21, 2016 PUBLIC HEARING:**

- A. 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**

Chairman Walker asked that this be scheduled for a Public Hearing on April 21<sup>st</sup>.

- B. 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**

Chairman Walker asked that this be scheduled for a Public Hearing on April 21<sup>st</sup>.

- C. 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**

Chairman Walker asked that this be scheduled for a Public Hearing on April 21<sup>st</sup>.

**D. 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 asked that this be scheduled for a Public Hearing on April 21<sup>st</sup>.

**E. 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**

Chairman Walker asked that this be scheduled for a Public Hearing on April 21<sup>st</sup>.

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

There was no business on the floor.

**4. ZONING OFFICIAL**

Mr. Mulholland stated his office has been very steady.

**5. COMMENTS FROM EX-OFFICIO**

The Ex-Officio was not present.

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

Mr. Liska was not present.

**7. COMMENTS FROM CHAIRMAN**

Chairman Walker had no comments.

**ADJOURNMENT**

**Motion (4) Mr. Donovan moved to adjourn the meeting at 9:40 p.m.**

**Seconded by Mr. Dwyer.**

**Motion Passed 6-0.**

Respectfully Submitted,



**Karen Miller Galbo  
Recording Secretary**