

TOWN OF EAST LYME

ZONING COMMISSION

MAY 5, 2016

REGULAR MEETING MINUTES

MEMBERS PRESENT:

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

FILED IN EAST LYME
CONNECTICUT
MAY 10 2016 AT 8:40 AM PM
William Dwyer
EAST LYME TOWN CLERK

ALSO PRESENT:

- Bill Mulholland, Zoning Officer
- Rose Ann Hardy, Ex-Officio

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

Motion (1) Mr. Dwyer moved to approve the 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, Niantic with the previously approved conditions.

Seconded by Mr. McPherson.

Motion Passed 6-0.

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

Motion (2) Mr. Manning moved to approve the application of Teddy Ignatiadis for Main Street Grille, for a renewal of a special permit for outdoor dining at 252 Main Street, Niantic with the previously approved conditions.

Seconded by Mr. McPherson.

Mr. Ignatiadis asked if it would be ok if he had a guitar play with no amplifier.

There was discussion about his request and it was determined that Mr. Ignatiadis should re-apply for that.

Motion Passed 6-0.

- 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**

Motion (3) Mr. McPherson moved to approve the application of Kostas Anastasiou for Niantic Diner for a renewal of a special permit for outdoor dining at 26 W. Main Street, Niantic with the previously approved conditions.

Seconded by Mr. Dwyer.

Motion Passed 5-0-1 (Mr. Peck abstained)

- 4. CONTINUATION OF APPLICATION OF LEO ROCHE, FOR STRIVE LLC, FOR A RENEWAL OF A SPECIAL FOR OUTDOOR DINING AT PROPERTY IDENTIFIED IN THE APPLICATION AS 247-2 MAIN STREET, NIAN TIC**

This item was continued to May 19th.

- 5. CONTINUATION OF 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 19th.

- 6. APPROVAL OF MINUTES OF APRIL 21, 2016.**

Motion (4) Mr. McPherson moved to approve the Public Hearing and Regular Meeting Minutes of April 21, 2016 as presented.

Seconded by Mr. Dwyer.

Motion Passed 5-0-1 (Mr. Donovan abstained)

OLD BUSINESS

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

Mr. Mulholland will draft something and will email the members. They said they could meet on Mondays at 7:00 p.m.

- 2. SUB-COMMITTEE- OUTDOOR DINING SPECIAL PERMIT RENEWAL SIGNS**

Mr. Mulholland stated he did a memo and it was suggested they do away with large signs on renewals and have a 2x2 sign. It will have to go to a Public Hearing.

Mr. Donovan asked why we need a 2x2.

Mr. Mulholland asked them to give him a size.

Chairman Walker stated we want to make this as easy as possible. We are open to suggestions. We don't want to burden the business owners.

Mr. Mulholland stated legally we are only required to put an ad in the paper.

3. SUB-COMMITTEE – KEEPING BEES

Mr. Donovan stated he has been in touch with Mr. Mulholland. They have to get together. He has spoken to Mr. Kalal about this. He would like to meet with the sub-committee.

They will meet on May 16th at 7:00.

NEW BUSINESS

- 1. APPLICATION OF THEODORE A. HARRIS, ATTORNEY, FOR NOBEL JAY BREWING COMPANY, LLC FOR A SPECIAL PERMIT FOR A BREW PUB PURSUANT TO SECTION 11.2.11, 25.5 AT 11 FREEDOM WAY, UNIT D3, 4, EAST LYME ASSESSOR'S MAP 9.0 LOT 27.**

There was no objection to this being taken off the floor.

Chairman Walker asked Mr. Mulholland to schedule this for a Public Hearing.

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

Mr. Manning asked about gambling in town.

Mr. Mulholland stated he will clarify that with the Town Attorney.

- 3. ZONING OFFICIAL**

Mr. Mulholland stated this board approved a site plan with a buffer, the owner was told not to cut down the buffer since it was part of the approved site plan. Recently the owner cut the trees in half. It is visible from I-95. How did they want him to handle this?

Mr. Mulholland was advised to invite the owner in to talk to the Commission.

It was also suggested we have our Tree Warden look at the site.

Mr. Mulholland discussed a 10,000 square foot retail store on Route 156, a pasta house is going in on Boston Post Road where the Flanders Diner was.

Mr. Donovan reminded Mr. Mulholland about the umbrella advertisements around town.

- 4. COMMENTS FROM EX-OFFICIO**

Ms. Hardy stated the Board of Selectmen has been working on the Town Budget. They are awaiting news on cuts. The Board of Selectmen toured all three elementary schools. There is always one group happy and one group that is not. The buildings are tired; some things are just not up to the standards of East Lyme.

5. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION

Mr. McPherson did not attend.

6. COMMENTS FROM CHAIRMAN

Chairman Walker had no comments.

Motion (5) Mr. Donovan moved to adjourn the meeting at 8:35 p.m.

Seconded by Mr. McPherson.

Motion Passed 6-0.

Respectfully Submitted,



Karen Miller Galbo
Recording Secretary