

EAST LYME ZONING COMMISSION  
REGULAR MEETING MINUTES OF  
APRIL 20th, 2017

1. Request of the Town of East Lyme Zoning Commission for a Text Amendment to amend Section 18, to add Section 18.1.13 Lamp Post Banners Definition and Section 18.1.9.2 regarding Lamp Post Banners.

This item has been continued pending correspondence from the Board of Selectmen.

**MOTION (1)**

**Mr. McPherson moved to approve the five outside dining applications- items 2-6: Niantic Bay Inn, Inc., Smarty's, Lillian's, Castello's, and Niantic Pizza with the previous existing conditions.**

**Mr. Dwyer seconded the motion.**

**Motion passed 6-0.**

7. Application of George Mitchell, Manager, Mitchell Trust LLC, for a Special Permit for Mixed Use at 239-2 main Street, Niantic, to consist of retail first floor and three apartments on the second floor.

This Public Hearing Item has been continued until the next meeting.

8. Application of George Mitchell, Manager, Mitchell Trust LLC, for a Coastal Area Management Review of a Mixed Use structure at 239-2 main Street, Niantic, to consist of retail first floor and three apartments on the second floor.

This Public Hearing Item has been continued until the next meeting.

9. Approval of Minutes March 16<sup>th</sup>, 2017.

**MOTION (2)**

**Mr. McPherson moved to approve the Public Hearing and Regular Meeting Minutes of March 16<sup>th</sup>, 2017 as presented.**

**Mr. Manning seconded the motion.**

**Motion passed 6-0.**

**FILED**

Apr 24 2017 AT 3:45 AM/PM  
Kenneth Palmer, ATC  
EAST LYME TOWN CLERK

**OLD BUSINESS-**

1. Subcommittee- Mixed Use in CB Zone
2. Subcommittee- Maximum Allowed Signage

Mr. Mulholland said the office has been very busy and they haven't had time to meet.

**NEW BUSINESS-**

1. Application of Carla Steele, for Elements Flowers, for a Special Permit for Office and Retail Sales at property identified in the application as 5 Freedom Way, Building C Unit 8, Niantic.

Mr. Walker asked Mr. Mulholland to schedule this item for May 4<sup>th</sup>, 2017.

2. Application of Coastline Consulting and Development LLC for Giants Neck Improvement Club, Inc., for a coastal Management Review for the temporary storage container placement at the lower Nehantic Pond for hydro-raking.

Mr. Mulholland said we have wait for the Wetland Permit but we can get the process started at the next meeting.

3. Application of Theodore A. Harris, Agent, for Craig and Tricia Augone, for a five year extension of the approved site plan for the Methodist Street Condominiums project at 41-45 and 45-47 Hope Street, Niantic.

This item has been scheduled for May 4<sup>th</sup>, 2017.

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

There was none.

5. **ZONING OFFICIAL**

Mr. Mulholland reiterated that the Office has gotten extremely busy. He briefly discussed the new dental building, Dollar General, and Corey's. He and the Commission also discussed the exit 74 renovation.

The Commission discussed writing a letter to the DOT about some of their concerns/suggestions for the project. Mr. Peck said if we really want to be effective, we need to

garner the support of Ms. Cheeseman and Mr. Formica. Mr. Donovan suggested CC'ing them on this letter

**6. COMMENTS FROM EX-OFFICIO**

Ms. Hardy said she could draw in some mitigation measures from Conservation of Natural Resources for their letter.

She said the Board of Finance met Monday night and Mr. Nickerson presented \$100,000 in cuts; there is a Public Hearing at 7pm April 24<sup>th</sup>, 2017 at the high school.

Ms. Hardy said the Board did not vote on the Banners because a permit from the State is still needed.

Mr. Peck and Ms. Hardy briefly discussed privatizing garbage.

**7. COMMENTS FROM ZONING BOARD LIASION TO PLANNING COMMISSION**

Mr. Lukas the Planning Representative, was not in attendance.

**8. COMMENTS FROM CHAIRMAN**

Mr. Walker had nothing to report.

**9. ADJOURMENT**

**MOTION (3)**

**Mr. McPherson moved to adjourn the meeting at 9:03pm.**

**Mr. Dwyer seconded the motion.**

**Motion passed 6-0.**

**Respectfully Submitted,**



**Brooke Stevens,  
Recording Secretary**

