

TOWN OF EAST LYME

ZONING COMMISSION

JUNE 15, 2017

PUBLIC HEARING MINUTES

**MEMBERS PRESENT:**

Matthew Walker, Chairman  
William Dwyer  
Terence Donovan  
Norm Peck  
John Manning  
George McPherson  
Peter Lukas, Alternate  
James Liska, Alternate (Arrived at 7:40 p.m.)

**MEMBERS ABSENT:**

David McIlhenney, Alternate

**ALSO PRESENT:**

Bill Mulholland, Zoning Officer  
Mark Zamarka, Town Attorney  
Mark Nickerson, First Selectman

FILED

June 20 2017 AT 12:55 AM/PM  
William Mulholland, AR  
EAST LYME TOWN CLERK

**CALL TO ORDER**

Chairman Walker called the Public Hearing to order at 7:33 p.m.

**PLEDGE OF ALLEGIANCE**

Chairman Walker led the assembly in the Pledge of Allegiance.

**PUBLIC DELEGATIONS**

There were no public delegations.

1. **APPLICATION OF EUGENE EMINI, OWNER, BLACK POINT PIZZA, FOR A SPECIAL PERMIT FOR OUTDOOR DINING AT 44 BLACK POINT ROAD, NIANTIC WITH NO ENTERTAINMENT**

Chairman Walker confirmed the legal advertisement ran on this item.

Mr. McPherson read a memo from Mr. Mulholland.

Eugene Emini stated they are applying for outdoor dining; they will have planter boxes facing the street and fence along the side. They are applying to the State for a beer and wine permit. They have done a full renovation inside and have done an exterior facelift, they think this will mix in with the community and fit in with the neighborhood.

Mr. Mulholland asked if the fence will be vertical rail or split rail.

Mr. Emini stated it will be vertical. They will also be using landscape timbers. They have not decided on the color of the fence. They will do plantings in the flower boxes prior to placing them. They will be open from 11 a.m. to 10 p.m. on weekdays and 11 a.m. to 11 p.m. on weekends. The patio will be open those same hours; there will be waitress service on the patio. They will have umbrellas with no advertising. There will not be an outdoor bar. There is existing lighting there now, if there is any added it would be added for décor only.

Mr. Donovan asked if they would be willing to close the patio earlier, they need to worry about the neighbors.

Mr. Emini stated if 8:00 p.m. is the last seating there shouldn't be anybody on the patio past 10:00.

Mr. Donovan asked if they will have speakers with radio music on the patio.

Mr. Emini stated with low amplification, they want a relaxed environment.

Mr. Donovan suggested last seating on patio on weekdays at 8:00, and 9:00 on weekends.

Mr. McPherson suggested they have a condition that the approval of the lighting and fencing will be given by Mr. Mulholland.

Mr. Donovan stated the outdoor speakers should be separate from the interior speakers.

**PUBLIC COMMENT**

George Mitchell stated he lives in that neighborhood and he thinks this is a good thing.

Terry Womack, 47 Black Point Road stated it is good to have business in that area, it is good for the town and the neighborhood.

Virginia Zitzkat of 35 Central Avenue stated she plans to be there at least once a week, she is very excited.

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

**Seconded by Mr. Donovan.**

**Motion Passed 6-0.**

**Respectfully Submitted,**

**Karen Miller Galbo  
Recording Secretary**