

TOWN OF EAST LYME

ZONING COMMISSION

MARCH 16, 2017

REGULAR MEETING MINUTES

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

James Liska, Alternate  
David McIlhenney, Alternate

**ALSO PRESENT:**

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

FILED

March 20 20 17 AT 10:00 AM/PM  
Karen Gulbro, Clerk  
EAST LYME TOWN CLERK

**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.**

Ms. Hardy stated the Board of Selectmen hasn't had the opportunity to discuss this, and since they are requiring the Board of Selectmen to enforce the banners, she thinks it would be appropriate to forward it to the Board of Selectmen to discuss and review this item. The Zoning Commission can make a presentation, and then the Zoning Commission can vote at their next meeting.

Chairman Walker stated that is a good point.

Mr. Mulholland stated he will clean up the Amendment and send it to the Board of Selectmen and they can provide their input.

This was continued to the next meeting.

**2. APPROVAL OF MINUTES OF MARCH 2, 2017**

**Motion (1) Mr. McPherson moved to approve the Public Hearing and Regular Meeting Minutes of March 2, 2017.**

Seconded by Mr. Dwyer.

Motion Passed 6-0.

**OLD BUSINESS**

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

Mr. Mulholland stated there is nothing to report on this.

**2. SUB-COMMITTEE - MAXIMUM ALLOWED SIGNAGE**

Mr. Mulholland stated there is nothing to report on this, and nothing to report on the farming sub-committee.

**NEW BUSINESS**

**1. APPLICATION OF GEORGE MITCHELL, MANAGER, MITCHELL TRUST LLC, FOR A SPECIAL PERMIT FOR MIXED USE AT 239-2 MAIN STREET, NIAN TIC, TO CONSIST OF RETAIL FIRST FLOOR AND THREE APARTMENTS ON THE SECOND FLOOR.**

Mr. Mulholland will have this scheduled for a Public Hearing.

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

Mr. Mulholland will have this scheduled for a Public Hearing.

**3. 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**

Mr. Mulholland will have this scheduled for a Public Hearing.

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

Mr. Mulholland will have this scheduled for a Public Hearing.

**5. APPLICATION OF EDUARDO MARTONE, FOR A SPECIAL PERMIT FOR OUTDOOR DINING AT 11 EAST PATTAGANSETT ROAD, NIAN TIC**

Mr. Mulholland will have this scheduled for a Public Hearing.

**6. 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**

Mr. Mulholland will have this scheduled for a Public Hearing.

- 7. APPLICATION OF TIMOTHY O'REILLY, OWNER, EAST LYME CAFÉ, LLC DBA SMOKEY O'GRADYS FOR A RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT PROPERTY IDENTIFIED IN THE APPLICATION AS 306 FLANDERS ROAD, NIAN TIC**

Mr. Mulholland will have this scheduled for a Public Hearing.

- 8. 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**

Mr. Mulholland will have this scheduled for a Public Hearing.

- 9. 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**

Mr. Mulholland will have this scheduled for a Public Hearing.

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

Mr. Mulholland will have this scheduled for a Public Hearing.

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

Mr. Mulholland will have this scheduled for a Public Hearing.

- 12. 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**

Mr. Mulholland will have this scheduled for a Public Hearing.

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

There was no business on the floor.

- 14. ZONING OFFICIAL**

Mr. Mulholland stated Dollar General is under construction, the dental office is coming along, Cory's is also moving along, Tires Plus has been bought by a national chain, the Mitchell building will be coming before them soon, Costco is still coming along, the DOT is having a hearing in April on the highway changes.

**15. COMMENTS FROM EX-OFFICIO**

Ms. Hardy stated the Commission on Aging is very busy with a small staff. There is a tremendous demand on them for transportation, when age restricted developments come before this Commission they need to think about program needs. Transportation is provided for doctor appointments, pharmacies, grocery shopping. They are also serving 15 to 20 meals a day. There are 2 full time drivers and one part time driver. In the past when developments have come into town they have given gifts to the Town. It is something to think about. The Elementary School Project Referendum was postponed due to weather. The Town had to obtain considerable legal advice since a postponement had never been done before. The Board of Selectmen has been busy with budget reviews. The Police Commission has been reviewing applications for the Police Chief position. They are down to 5 candidates. The initial screening will be done by three current Police Chiefs. The Town is going to be renting lockup space from the Town of Waterford. The Board of Selectmen approved a communications tower at the rear of the Darrow's Pond property.

Mr. Donovan stated when he first heard of the tower it was described as an emergency tower, but then the First Selectman said the agreement has potential for cellular.

Ms. Hardy stated when it was first presented it was for town use for emergency dispatch. Then during last night's discussion it was stated that in the future the company building the tower may wish to put cellular on the tower. The company is paying for all of it, at no cost to the town.

Mr. Donovan stated if they sublet to a cellular company the town gets half the money.

Ms. Hardy stated they floated balloons and it is not in a highly visible area, it is at the back of the property. Ms. Hardy stated the company is bearing all of the costs of construction and the tower.

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

Mr. Manning did not attend the meeting.

**17. COMMENTS FROM CHAIRMAN**

There were no comments.

**ADJOURNMENT**

**Motion (2) Mr. McPherson moved to adjourn the meeting at 8:25 p.m.**

**Seconded by Mr. Dwyer.**

**Motion Passed 6-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**