

**Town of East Lyme Zoning Commission
Regular Meeting Minutes
Thursday, April 19, 2018**

Members Present:

Matthew Walker, Chairman
John Manning
Norm Peck
George McPherson
Terence Donovan
Kimberly Kalajainen

FILED

Apr 23 20 18 AT 9:00 AM/PM
Kaun Yulm
EAST LYME TOWN CLERK

Members Absent:

Anne Thurlow, Alternate
James Liska, Alternate
David McIlhenney, Alternate

Also Present:

William Mulholland, Zoning Officer

Call to Order:

Chairman Walker called the regular meeting to order at 7:34 p.m.

Regular Meeting:

1. Application of Steve Carpenteri for Niantic bay Inn, Inc. (aka Lyme Tavern), for renewal of a Special Permit for Outdoor Dining at 229 W Main Street, Niantic.
2. 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, Niantic.
3. Application of Steve Turner, for Lillian's, for renewal of a Special Permit for Outdoor Dining at 374 Main Street, Niantic.
4. Application of Edwardo Martone, for renewal of a Special Permit for Outdoor Dining at 11 East Pattagansett Road, Niantic.
5. Application of Ahmet Maras, for Niantic Pizza, for a renewal of a Special Permit for Outdoor Dining at property identified in the application as 53 West Main Street, Niantic.

6. Application of Lionheart 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), Niantic.

Chairman Walker invited any Commission members to comment on any of the six applications. None were offered.

Chairman Walker remarked that it is a great asset to the town to have so many restaurants.

He further stated that something to talk about later in regard to renewals is whether to continue to have the applicants appear and come before the commission if there are no complaints and no problems. Perhaps a mechanism could be created that would allow for the applicants not to be present, or for administrative renewals.

Mr. Mulholland noted that there haven't been any problems with the majority of the renewals. Perhaps having administrative renewals is something to be discussed at a later time.

MOTION (1)

Terence Donovan moved to approve the SIX outside dining applications- Niantic Bay Inn, Inc., Smarty's, Lillian's, Castello's, Niantic Pizza and Lionheart Tavern with the previous existing conditions.

George McPherson seconded the motion. Motion passed 6-0-0.

7. Approval of Minutes of April 5, 2018.

MOTION (2)

Kimberly Kalajainen moved to approve the East Lyme Zoning Commission Minutes of April 5, 2018.

John Manning Seconded the motion. Motion passed 6-0-0

Old Business-

1. Subcommittee-Mixed Use in CB Zone
2. Subcommittee-Site Plan Requirements/Architectural Regulations
3. Subcommittee- Alternative Care Dispensaries – Mr. Mulholland advised the Commission that the subcommittee met and had some discussion, and are going to meet again in two weeks. They will be asking the Town Planner for maps to look at dimensions around the community. George McPherson concurred, advising that the next subcommittee meeting is Monday April 30, 2018 at 7:00

p.m. Chairman Walker invited committee members to bring information and do their homework.

New Business

1. Application of Theodore A. Harris, Esq., for a text amendment to Section 8.2.2 Mixed Use Dwelling Units of the East Lyme Zoning Regulations Parking.
2. 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, Niantic.
3. 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, Niantic.
4. Application of Harry and Trifonas Loginidis d/b/a Family Pizza for a renewal of a Special Permit for Outdoor Dining at property identified in the application as 233 Main Street, Niantic.
5. Application of Kostas Anastasiou, for Niantic Diner, for a renewal of a Special Permit for Outdoor Dining at 26 W Main Street, Niantic.
6. Application of Teddy Ignatiadis for Main Street Grille, for a renewal of Special Permit for Outdoor Dining at 252 Main Street, Niantic.
7. Application of Eugen Emini for Black Point Pizza, for a renewal of Special Permit for Outdoor Dining at 44 Black Point Road, Niantic.
8. Application of Petrit Marku, for il Pomod'Oro, for a Special Permit for Outdoor Dining at 360 Boston Post Road, East Lyme.

Norm Peck noted that the correct address is 117 Boston Post Road and Chairman Walker reminded the commission this is a new application, not a renewal, as they are looking to serve alcohol on the patio in the front of the building.

Chairman Walker advised the Commission that these items are scheduled for May 3, 2018 public hearing at 7:30 p.m., the legal ads have been published and the notifications have been sent to the applicants.

9. Any business on the floor, if any by the majority vote of the Commission.
Chairman Walker invited the Commission to discuss anything not on the agenda.

George McPherson asked about the renewal of outdoor dining. Chairman Walker stated the Commission and Mr. Mulholland would have to invent something different for renewals. They agreed to discuss at a later date.

10. Zoning Official

Mr. Mulholland advised the Commission that the Zoning Office is busy. The Gateway developer and their attorney are scheduled to come in tomorrow to discuss some matters. The Flanders Gas Station is pending a new construction on site, and the permits are in the office pending approvals.

11. Comments from Ex-Officio – None

12. Comments from Zoning board liaison to Planning Commission

- a. Manning – 4/3/2018 – Mr. Manning did not attend. There was a meeting.
- b. McPherson – 5/1/2018
- c. Peck – 6/5/2018

13. Comments from Chairman – Chairman Walker advised the Commission he sent a letter to Mr. McIlhenney; as well as a text and phone call. It is Mr. McIlhenney's intent to resign, it is just a matter of getting in to the Town Clerk with a letter of resignation. He was hoping to accomplish this soon. Chairman Walker stated he has done all he can with this.

Norm Peck asked if Mr. McIlhenney understand's there is no animosity here, the Commission simply needs a full quorum here.

Mr. Mulholland reminded Commission members about the FOI emails.

Clarification was given to Mr. Manning about what was required to be submitted.

MOTION (3)

Kimberly Kalajainen moved to adjourn the East Lyme Zoning Commission Meeting. George McPherson seconded the motion.

Motion passed 6-0-0

Respectfully Submitted



Jennifer Lindo Dashnaw
Recording Secretary

****These minutes are subject to approval at the next monthly meeting.**