

EAST LYME ZONING COMMISSION
PUBLIC HEARING VI
JUNE 15, 2006
MINUTES

FILED IN EAST LYME ^a

June 28, 2006 AT 11:15 M

L A Blais, etc
EAST LYME TOWN CLERK

The East Lyme Zoning Commission held the Application of Adam Briasco for a Special Permit to operate a fast food restaurant at property identified in the application as 49-51 West Main Street, Niantic, Connecticut. East Lyme Assessor's Map 11.1, Lot 10 on June 15, 2006 at Town Hall, 108 Pennsylvania Avenue, Niantic, CT. Chairman Nickerson called the meeting to order at 9:10 P.M.

PRESENT Mark Nickerson, Chairman, Ed Gada, Rosanna Carabelas, Secretary, Marc Salerno, Pamela Byrnes, Norman Peck III, William Dwyer (Alternate), Joseph Barry (Alternate)

ALSO PRESENT William Mulholland, Zoning Official
Adam Briasco, Applicant

ABSENT Robert Bulmer (Alternate), Rose Ann Hardy, Ex-Officio,
Board of Selectmen

PANEL Mark Nickerson, Rosanna Carabelas, Marc Salerno, Ed Gada, Pamela Byrnes and Joseph Barry (Alternate)

Mr. Nickerson sat Mr. Barry to replace Mr. Peck for this hearing.

Public Delegations - There were no public delegations

Public Hearing - Application of Adam Briasco for a special permit to operate a fast food restaurant at property identified in the application as 49-51 West Main Street, Niantic, Connecticut. East Lyme Assessor's Map 11.1. Lot 10.

Mr. Nickerson asked Ms. Carabelas to read the following correspondence into the record:

**Letter dated 6/15/06 to East Lyme Zoning Commission from Mr. Mulholland, Zoning Official, outlining that the applicant is requesting to open a restaurant at the subject property to be known as "The Speedy Burrito". The restaurant will function primarily as a takeout. Public floor is limited to 268 square feet and parking is factored at 1 space per 25 square feet of public floor area, essentially 11 parking spaces. Since this is existing property, drainage and landscaping also exist. However the property does not have sidewalks. The applicant is requesting a waiver or exception to this criteria.

**Undated letter from Adam Briasco outlining his proposed use to prepare and serve a Tex-Mex menu for takeout and delivery. There will be no table service. Staffing will be minimal. (Copy of application letter attached to these minutes.)

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****Letter dated 6/5/20 from Adam Briasco to William Mulholland, Zoning Department, advising that in reference to the special permit applied for, he would also like to request a waiver or exception to Section 24.6c sidewalks.**

Mr. Nickerson noted that the public Notice has been properly run for this hearing.

Mr. Nickerson invited Mr. Briasco to address the commission.

Mr. Briasco of 105 Oakwood Road, East Lyme said his application proposal was his presentation. Mr. Gada questioned sidewalk location and Mr. Muholland advised there are none in the area. Ms. Carabelas questioned whose responsibility it would be if a sidewalk were to be required in front of the building and Mr. Mulholland replied it would be the responsibility of the property owner. Mr. Briasco is the lessee.

Mr. Nickerson noted the regulations are hard to interpret, but that the Commission has the ability to waive the sidewalk requirement.

Ms. Byrnes questioned whether lard would be used for frying and Mr. Briasco stated none would be used.

Mr. Nickerson asked if there was anyone that would like to speak in favor of the application. - Robert Gadbois of 358 Boston Post Road, East Lyme stated he likes to see different types of businesses in Town and urged acceptance of the application.

Ms. Lynn Marocola of 88 South Edgewood Road, East Lyme stated she feels the location is good and will result in more business to the Town.

Mr. Nickerson asked if there was anyone who would like to speak in opposition to the application. - None

Mr. Nickerson asked if there was anyone that would like to speak neutral to the application. - None

Mr. Nickerson asked for comments from the commission. There were no further comments.

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Mr. Nickerson called for a motion to adjourn the Public Hearing.

****MOTION (1)** Mr. Salerno made motion to adjourn the public hearing. Second by Ms. Byrne. Voice Vote: 6-0-0 favor. Motion Passed.

Mr. Nickerson adjourned this public hearing at 9:20 P.M.

Respectfully submitted.

A handwritten signature in blue ink, appearing to read "Nancy K. Sullivan", with a long horizontal flourish extending to the right.

Nancy K Sullivan, Recording Secretary

**Application for permit for take-out(fast food)
restaurant**

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Location: 51 West Main St., Niantic CT

Name: (tentatively) Speedy Burrito

Owner: Adam Briasco, 105 Oakwood Rd., Niantic CT

CEA 884-0488
Home 739-4684

The purpose of this establishment is to prepare and serve a Tex-Mex style menu for take-out and delivery to the local area. There will be a couple of small tables (2-3) and some countertop seating for 4 or 5 but there will be no table service.

There is a possibility some picnic tables can be placed outside, directly in front of the establishment in a patio style area.

The restaurant will encompass approximately 1000 sq. ft., with 200 sq. ft. for office/storage, 550 for kitchen area, and 250 for the customer ordering and seating. There will be a large 10 ft opening for service between the kitchen and customer area. There is one bathroom that is approximately 8x6 directly accessible from the customer area.

Staffing will be fairly minimal with 1 or 2 people serving(preparing) and 1 or 2 delivery drivers. All of the cooking will be done by the owner.

The kitchen will be furnished with a grill, 2 fryolators, a griddle, a steamer, a slow roaster, a freezer and a large refrigerator. All cooking areas will be covered with a hood ventilation system with built in fire supression.

Hours of operation will be 11 a.m. to 8 p.m. Sunday thru Thursday, and 11 a.m. to 10 p.m. Friday and Saturday.