

East Lyme Zoning Commission  
PUBLIC HEARING III

May 13 20 05 at 3:00 AM PM

May 5<sup>th</sup>, 2005

*Esther B Williams*

EAST LYME TOWN CLERK

**Present:** Mark Nickerson, Chairman, Ed Gada, Shawn McLaughlin, Pamela Byrnes, Norman Peck and William Dwyer, Alternate

**Also Present:** William Mulholland, Zoning Official  
Donald Bergeron, 9 Methodist Street  
Bob Gadbois, 358 Boston Post Road

**Absent:** Rosanna Carabelas, Marc Salerno, Alternate, William Henderson, Alternate

Mr. Nickerson called the Public Hearing III to order.

- 3. **Application of Donald Bergeron for a Special Permit to construct a mixed use building at property known as 9 Methodist Street, East Lyme Assessor's Map 12.1, Lot 100.**

Mr. Gada read into the record a letter from Donald Bergeron to the Zoning Commission that had the application attached to it. He reported he has obtained required variances from ZBA for setback lines and parking requirements.

Mr. Gada read into the record a memo from William Mullholland to East Lyme Zoning Commission dated May 5, 2005 regarding the Special Permit Application at 9 Methodist Street. The application is compliant with the regulations but a waiver for sidewalks is needed.

Mr. Nickerson stated the Legal ad was run on April 30, 2005 and the sign was displayed properly.

Donald Bergeron, 149 West Main Street approached the Commission and showed them and the audience a plan for the building. He stated the front of the building will face Main Street and the parking will also be in the front.

Mr. Mullholland said the building has a traditional federal look.

Mr. Bergeron said the first floor will be used for office/retail and the second story will be a two-bedroom apartment.

Mr. Peck asked about the plans for the rear of the building that faces Hope Street.

Mr. Mulholland said that installing a six-foot fence with flowers in front of it has been discussed.

Mr. Nickerson questioned the parking regulations.

Mr. Mulholland reported that a variance was granted because public parking is close by with 32 spaces. The original requirement is for seven spots. The ZBA granted a variance with a requirement of 5 parking spaces. Mr. Mulholland reported there is a sidewalk from the public parking to the building.

Mr. Dwyer asked if it is common practice to get variances from ZBA first. Mr. Mulholland said that is the correct procedure.

Mr. Peck and Ms. Byrnes asked if more windows could be added in the back. Mr. McLaughlin said the previous building was in awful condition.

Mr. Nickerson asked about where signs will be hung. Mr. Mullholland said legally the occupant could put a wall sign on the building.

Mr. Peck asked for the location of the bushes. The bushes will be placed to hide the back area from Hope Street. Mr. Peck suggested two tall trees. Mr. Bergeron said there is only room in one corner.

Mr. Bergeron feels he is restricted by space, but the fence and bushes will look nice.

Mr. Mullholland said this property is just barely in the CAM zone. His opinion is there is no effects to coastal resources.

Mr. Nickerson asked if anybody would like to address the Commission on this application.

Bob Gadbois, 358 Boston Post Road, feels Mr. Bergeron proposed a good building. Mr. Gadbois would like to see more buildings like this.

Mr. Mullholland said because of the building's placement, with its four sides, there is a lot of footage for sign placement and he has the rights to put them up. Mr. Nickerson said it cannot be controlled.

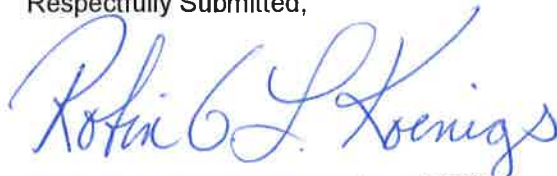
**\*\*\*\*\*MOTION (1)**

**Pamela Byrnes moved to close Public Hearing III.**

**Ed Gada seconded.**

**Vote 6-0-0. Motion passed.**

Respectfully Submitted,



Robin G.L. Koenigs, Recording Secretary