

**EAST LYME ZONING COMMISSION  
PUBLIC HEARING I  
Thursday, OCTOBER 6th, 2005  
MINUTES**

The East Lyme Zoning Commission held the Application of Gersham, Brown & Associates for a Coastal Area Site Plan Review to construct a free standing retail building at property located at 55-58 Pennsylvania Avenue, Niantic, Connecticut Public Hearing on October 6, 2005 at Town Hall, 108 Pennsylvania Avenue, Niantic, CT. Chairman Nickerson opened the continued Public Hearing and called it to order at 7:05 PM.

**PRESENT:** Mark Nickerson, Chairman, Pamela Byrnes, Acting Secretary, Norm Peck, Ed Gada, William Henderson, Alternate, William Dwyer, Alternate

**ALSO PRESENT:** William Mulholland, Zoning Official  
Rose Ann Hardy, Ex-Officio - Board of Selectmen  
Marc Salerno, Alternate (Arrived at 7:18 PM)  
Rosanna Carabelas (Arrived at 7:22 PM)

FILED IN EAST LYME TOWN  
CLERK'S OFFICE

OCT 11 20 05 at 3:45 AM PM

*Esther B. Williams*

EAST LYME TOWN CLERK

**ABSENT:** Shawn McLaughlin

**PANEL:** Mark Nickerson, Chairman, Pamela Byrnes, Acting Secretary, Ed Gada, William Henderson, Alternate William Dwyer, Alternate

**Pledge of Allegiance**

The Pledge was observed.

**Public Hearing I**

1. Application of Gersham, Brown & Associates for a Coastal Area Site Plan Review to construct a free standing retail building at property located at 55-58 Pennsylvania Avenue, Niantic, Connecticut. The property is further identified as East Lyme Assessor's Map 12.1, Lot 13.

Mr. Peck recused himself from the Public Hearing on this Application and seated himself in the audience.

Mr. Nickerson noted for the record that he had seated Mr. Dwyer, Alternate and Mr. Henderson, Alternate at the table this evening for this public hearing. He asked Mr. Henderson if he was familiar with the record of this application.

Mr. Henderson said that he was.

Ms. Byrnes stated that she was also familiar with the record of this application.

Mr. Nickerson explained that they had left this public hearing open so that the applicant could work with the Zoning Official on the plans as they have already heard the CAM testimony. He noted that the situation regarding the street lamps facing Pennsylvania Avenue has also been addressed. He called for the applicant to apprise them of the building façade updates.

Robert Radich, Gersham, Brown & Associates of Providence, RI said that the lights have been changed as they had previously discussed. He then introduced Kevin Patton, a Senior Architect from BK Architects to explain the elevation changes that had been made to the various sides of the building plans.

Kevin Patton, Senior Architect from BK Architects said that they had worked closely with Mr. Mulholland and had dropped the store front windows and were now showing residential type windows with shutters on the front of the building. The dormers work with the banks of windows. The back of the building now has a small roof versus the metal canopy and the fencing material is white PVC with a lattice top. Windows have been added across the shed dormer area. They have also addressed the elevations that would be seen coming

from the water along Pennsylvania Ave. The drive-thru window area has a window added to the gable area. He explained all four of the elevations and noted that no portion of the building was left unapprised. In the last view the building was depicted with landscaping in place, as it would appear looking from the road.

Mr. Nickerson said that this would be the cornerstone of the new Downtown Main Street Revitalization District. He said that he is more than thrilled with this fabulous building architecture and that this is a fine example of Zoning in action with the Town and Developer working together towards the same goal.

Mr. Nickerson called for comments from the public in favor of this application --  
Hearing no one --

Mr. Nickerson called for comments from the public against this application --  
Hearing no one -

He called for any other comments from the public or questions from the Commission members --  
Hearing none -- he called for a motion to close this public hearing.

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

**Ms. Byrnes moved that this Public Hearing closed.**

**Mr. Henderson seconded the motion.**

**Vote: 5 - 0 - 0. Motion passed.**

Mr. Nickerson closed this Public Hearing at 7:23 PM.

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary (Pro-Tem)