

Apr 7 20 08 at 3:55 AM
PM

**EAST LYME ZONING COMMISSION
PUBLIC HEARING II
Thursday, APRIL 4th, 2008
MINUTES**

Ethel B. Williams

EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Public Hearing on the Application of Leo Roche for Black Sheep LLC for a Special Permit under Section 25.5 Residential Unit in a CB Commercial Structure at 247 Main Street, Niantic, CT on Thursday, April 4, 2008 at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT. Acting Chairman Carabelas opened the Public Hearing and called it to order at 7:51 PM after the previously scheduled Public Hearing.

PRESENT: Rosanna Carabelas, Acting Chairman, Marc Salerno, Acting Secretary, Norm Peck, Steve Carpenteri, Ed Gada, William Dwyer, Alternate

ALSO PRESENT: Leo Roche, Applicant
Paul Formica, Ex-Officio, covering for Rose Ann Hardy

ABSENT: Mark Nickerson, Chairman, Bob Bulmer, Alternate

PANEL: Rosanna Carabelas, Acting Chairman, Marc Salerno, Acting Secretary, Norm Peck, Steve Carpenteri, Ed Gada, William Dwyer, Alternate

Public Hearing I

1. Application of Leo Roche for Black Sheep LLC for a Special Permit under Section 25.5 Residential Unit in a CB Commercial Structure at 247 Main Street, Niantic, CT

Acting Chairman Carabelas said that the Legal Ad for this application had run in The Day on 3/21/08 and 3/31/08. She then called upon the applicant for their presentation.

Leo Roche, owner and applicant said that he is looking for permission for a three (3) bedroom apartment above the restaurant. He said that the history of this building is that it used to be the old telephone exchange and that the upper level has been lying vacant for many years. This would bring people downtown to live and would not only help with the building but also help bring back the spirit of 'downtown'. He said that the downstairs is totally new and has the most up to date fire alarms and systems and that he has worked with the Fire Marshal on this.

Mr. Carpenteri asked how many egresses there were.

Mr. Roche said that there is one out to the back and one to a flat roof and fire ladder and that the Fire Marshal has gone over this with him.

Mr. Gada asked how many apartments there would be.

Mr. Roche said that there would only be one with three bedrooms.

Mr. Salerno asked if it would just be the second floor.

Mr. Roche said that it would be the second and third floors.

Mr. Dwyer asked how they would get out of the third floor.

Mr. Roche said that you would get out to the flat roof from the second floor and that is at the direction and understanding of the Fire Marshal. He said that he owns a business in Mystic and that in the winter time; it is the locals that are the bread and butter of the business. It is the locals that keep everything going. This will help to keep people in downtown.

Mr. Dwyer asked about the square footage –
Mr. Roche said that it is approximately 1200 sq. ft.
Mr. Dwyer asked if that is for both floors.
Mr. Roche said yes. He added that there is a whole new sprinkler system and smoke alarm system in the bottom floor.

Ms. Carabelas asked if there would be any sound proofing between the two floors.
Mr. Roche said yes and added that it works very well.

Mr. Peck asked if there were any artifacts in the upstairs from the telephone company that they were keeping.
Mr. Roche said that there was not much of anything left behind except for a few things that he had found between the walls.
Mr. Peck asked if there was a plaque on the wall that he recalled had been there before.
Mr. Roche said that there was no plaque on the wall.

Ms. Carabelas called for anyone from the public who wished to speak in favor of this application –
Hearing no one –
Ms. Carabelas called for anyone from the public who wished to speak against or neutrally regarding this application –
Hearing no one –

Ms. Carabelas called for a motion to close this Public Hearing.

****MOTION (1)**

Mr. Dwyer moved that this Public Hearing be closed.
Mr. Gada seconded the motion.
Vote: 6 – 0 – 0. Motion passed.

Ms. Carabelas closed this Public Hearing at 8:05 PM.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary