

FILED IN EAST LYME
Sept 24, 2008 AT 1:30 PM

L. A. Blain, etc.
EAST LYME TOWN CLERK

**EAST LYME ZONING COMMISSION
PUBLIC HEARING I
Thursday, SEPTEMBER 18th, 2008
MINUTES**

The East Lyme Zoning Commission held a Public Hearing on the Application of the Town of East Lyme Parks & Recreation Commission for a Special Permit for a press box for Men's softball at the Bridebrook Park property on Thursday, September 18, 2008 at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT. Chairman Nickerson opened the Public Hearing and called it to order at 7:35 PM.

PRESENT: Mark Nickerson, Chairman, Rosanna Carabelas, Secretary, Ed Gada, Steve Carpenteri, Norm Peck, Marc Salerno

ALSO PRESENT: David Putnam, Parks & Recreation Director
Attorney Edward O'Connell, Town Counsel
Attorney Andrew Celleme, Town Counsel
Bob Bulmer, Alternate
Gregory Massad, Alternate
William Mulholland, Zoning Official

ABSENT: William Dwyer, Alternate

PANEL: Mark Nickerson, Chairman, Rosanna Carabelas, Secretary, Ed Gada, Marc Salerno, Norm Peck, Steve Carpenteri

Pledge of Allegiance
The Pledge was observed.

Public Hearing I

1. Application of the Town of East Lyme Parks & Recreation Commission for a Special Permit for a press box for Men's softball at the Bridebrook Park property

Chairman Nickerson said that the Legal Ad for this application had run in The Day on August 22, 2008 and September 1, 2008. He said that they had opened and continued this Public Hearing at the last meeting and asked that Ms. Carabelas, Secretary read the correspondence into the record.

Ms. Carabelas, Secretary read the following correspondence into the record:

- ◆ Letter dated 9/18/08 to EL Zoning Commission from William Mulholland, Zoning Official – Re: Special Permit Application Parks & Recreation Dept. to construct a press box at 'Peretz Park at Bridebrook' on Route 156 - noting that Section 25 of the Zoning Regulations provides standards to ensure uses are in harmony with the orderly development of the district. The press box of 6' x 12' and 6' in height will be ground mounted and used to house scorekeepers and various officials. It will not have electricity or a sound system, and the site has approximately 150 parking spaces.

Mr. Nickerson called upon David Putnam, Parks & Recreation Director to present this application.

Mr. Putnam said that he was approached in the spring regarding a men's press box at Bridebrook Park and that the design that they came up with is pretty basic in nature. He presented Exhibit A for the record – a press box design plan and Exhibit B – an aerial photo of Bridebrook Park showing the location of the press box in the back area. He cited the dimensions, noting that the proposed box would be about 6' in height.

Mr. Salerno asked how far from the property line it would be situated.

Mr. Putnam said that it would easily be 30' from the property line.

Mr. Nickerson asked if they would be adding speakers at a later time.
Mr. Putnam said that he did not think that they would.

Ms. Carabelas suggested that they would have to come back before the Zoning Commission if they wanted to add electrical for speakers and lights at a later time and asked if that was so.
Mr. Mulholland said that was correct, they would have to come back before them to add those things.

Mr. Nickerson asked the Commission if they had any other questions –
Hearing none –

Mr. Nickerson called for comments from the public; in favor, opposed or neutral regarding this application –
Hearing none –

Mr. Nickerson called for a motion to close this Public Hearing.

****MOTION (1)**

Ms. Carabelas moved that this Public Hearing be closed.

Mr. Gada seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Mr. Nickerson closed this Public Hearing at 7:50 PM.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary