

EAST LYME ZONING COMMISSION

Regular Meeting, April 7, 2022. 7:30 PM

East Lyme Town Hall, main room

Members Present: Chairman Terence Donovan, Norm Peck, Bill Dwyer, Anne Thurlow, Terry Granatek, Jay Ginsberg, Alt., Dave Schmitt, Alt.

Members Absent: Debbie Jett-Harris, Denise Markovitz, Alt.,

Also Present: Bill Mulholland, Zoning Official,

Jay Ginsberg, Alt., was seated for Debbie Jett-Harris

Call to Order: Chairman Donovan called the meeting to order at 7:30 and the ~~PLED~~ PLED of Allegiance was recited

April 11, 2022 AT 10:14 AM/PM
Brenda Stearns ATC
EAST LYME TOWN CLERK

I. PUBLIC DELEGATION: none

II. PUBLIC HEARINGS:

The Public Hearing was opened at 7:32 to discuss renewals for the following:

1. Application of Eugen Emini for Black Point Pizza, for a renewal of Special Permit for Outdoor Dining at 44 Black Point Road, Niantic.
2. Application of Edwardo Martone, for a Special Permit for a renewal of Special Permit for Outdoor Dining at 11 East Pattagansett Road, Niantic.
3. Application of Scott O'Reilly, Owner, East Lyme Café, LLC dba Smokey O'Grady's, for a Renewal of a Special Permit for Outdoor Dining at property identified in the application as 306 Flanders Road, Niantic.
4. Application of Five Churches By the Bay, for renewal of a Special Permit for Outdoor Dining at property identified in the application as 215 Main Street, Niantic.
5. Application of Harry and Trifonas Loginidis d/b/a Family Pizza for a renewal of a Special Permit for Outdoor Dining at property identified in the application as 233 Main Street, Niantic.
6. Application of Leo Roche, for Strive LLC, for a Renewal of a Special Permit for Outdoor Dining at property identified in the application as 247-2 Main Street, Niantic.
7. Application of Teddy Ignatiadis for Main Street Grille, for a renewal of Special Permit for Outdoor Dining at 252 Main Street, Niantic.
8. Application of La Llarona for a Renewal of a Special Permit for Outdoor Dining at property identified in the application as 267-283 Main Street, (aka 13 Hope Street), Niantic.
9. Application of Steve Turner, for Lillian's, for a renewal of a Special Permit for Outdoor Dining at 374 Main Street, Niantic.
10. Application of Kostas Anastasiou, for Niantic Diner, for a renewal of a Special Permit for Outdoor Dining at 26 W Main Street, Niantic.
11. Application of Nejla Okguz, for Niantic Pizza, for a Renewal of a Special Permit for Outdoor Dining at property identified in the application as 53 West Main Street, Niantic.

12. Application of Steve Carpenteri for Niantic Bay Inn, Inc, (aka Lyme Tavern), for renewal of a Special Permit for Outdoor Dining at 229 W Main Street, Niantic.

B. Mulholland said he had no issues with the renewal items 1-12 as they have been previously approved and are looking for a renewal for 2022.

MOTION: (Thurlow/Dwyer) to close the Public Hearing. Vote: APPROVED unanimously. (7:35)

The Public Hearing was opened at 7:35 to discuss renewals for the following:

13. Application of Janeth Velin for Rossa Negro, LLC, for a renewal of a Special Permit for Outdoor Dining at 214 Flanders Rd, Niantic.

B. Mulholland stated that Rossa Negro is applying for a special permit. They have had an outdoor dining area, but they would now like to serve alcoholic drinks which is why they are applying for a special permit. They have a small area with 3 tables and a bench. The area will be surrounded with a wrought iron fence and will be open during the hours of operation.

MOTION: (Ginsberg/Thurlow) to close the Public Hearing. APPROVED unanimously. (7:38)

The Public Hearing was opened at 7:38 to discuss renewals for the following:

14. Application of Candace Devendittis for Dev's on Main, for a renewal of a Special Permit for Outdoor Dining at 255 Main Street, Niantic.

B. Mulholland stated that the applicant is asking for a renewal which the Commission approved August 2021 on a temporary basis with the understanding that something more permanent and presentable would be presented to the town once she was up and running.

B. Mulholland will be working with Ms. Devendittis on a more permanent and presentable plan. He read an email from her stating her desire to get a contractor to work with her on plans mid-summer and she would like to renew her current plan for outdoor dining.

MOTION: (Thurlow/Granatek) to close the Public Hearing. Vote: APPROVED unanimously. (7:49)

B. Mulholland informed the members that the stated has extended the outdoor patio exemptions under COVID.

III. REGULAR MEETING

Applications for renewal of outdoor dining for 2022.

MOTION: (Thurlow/Dwyer) to approve applications 1-12 as listed above for year 2022. Vote: APPROVED unanimously.

MOTION: (Thurlow/Ginsberg) to approve application 13 as listed above for year 2022. Vote: APPROVED unanimously.

MOTION: (Thurlow/Ginsberg) to approve application 14 as listed above for year 2022. Vote: APPROVED unanimously. (7:35)

Approval of Minutes of March 17, 2022.

MOTION: (Thurlow/Dwyer) to approve the March 17, 2022, minutes as amended.

The Commission brought up the condition of the Fairhaven Road bridge railings; R. Hardy will investigate it. **Vote: APPROVED unanimously.**

IV. OLD BUSINESS-none

V. NEW BUSINESS

- 1. Application of Wayne Fraser, for Niantic Bay Nutrition, for a Special Permit to operate a juice bar, take out only, no food, at 81 Pennsylvania Ave., Niantic CT 06420.**

B. Mulholland said this application will require a special permit and public hearing due to the definition of fast food includes juice/drinks. He will schedule a Public Hearing for April 21, 2022.

- 2. Any Business on the floor, if any by the majority vote of the Commission.**

None

- 3. Zoning Official-**It is a slow Spring but there are some projects out in the wings which may come before the Commission.

Rocky Neck Village is about done but it has become contentious and town lawyers are now involved.

A restaurant will be going into the Morton House.

He has started to look at language for the change in the CA zone in Flanders per the POCD and he has been talking to the Town Planner and they have been looking for possible areas to add to the LI zone.

- 4. Comments from Ex-Officio:**

- 5. No report**

- 6. Comments from Zoning Board liaison to the Planning Commission-no report/no meeting**

- 7. Comments from Chairman-no report**

VII. ADJOURNMENT

MOTION: (Thurlow/Dwyer) to adjourn at 8:06. Vote: APPROVED unanimously

Respectfully Submitted
Sue Spang,
Recording Secretary

2022 Liaison Schedule:

5/10/2022-Harris, 6/14/2022-Markovitz, 7/12/2022-Peck, 8/9/2022-Schmitt, 9/13/2022-Thurlow,
10/11/2022-Donovan, 11/15/2022-Dwyer, 12/13/2022-Ginsberg