

Mar 17 1997 AT 9:30 AM  
MAY A. KLUHE  
East Lyme Town Clerk

TOWN OF EAST LYME

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

ZONING COMMISSION

MINUTES  
EAST LYME ZONING COMMISSION  
PUBLIC HEARING  
THURSDAY, MARCH 6, 1997  
EAST LYME TOWN HALL

CALLED TO ORDER

Wayne Fraser called the Public Hearing of the East Lyme Zoning Commission to order at 7:30 p.m. on March 6, 1997 at the East Lyme Town Hall in Niantic, Connecticut.

ATTENDANCE

Five regular members were in attendance: Wayne Fraser, Athena Cone, Norman Peck, Chris Mullaney and Shawn McLaughlin and one alternate member was in attendance: Donn Jourdan.

PUBLIC HEARING #1

The Application of Paul and Donna Formica for a Special Permit to establish a Fast Food Restaurant (ice cream shop) at 10 Chesterfield Road, East Lyme, Connecticut, property further identified as East Lyme Tax Assessor Map 31.1.

Wayne Fraser asked if the hearing was properly publicized to which Athena Cone indicated that it was.

Athena Cone read into record a memo dated March 5, 1997 from Bill Mulholland to the East Lyme Zoning Commission regarding the Application of Paul and Donna Formica. Athena Cone read into record "Statement of Use" provided by the Applicant.

Ted Harris introduced Exhibit A - Site Plan and Elevation Plan Chesterfield Road, East Lyme, CT Prepared for Paul Formica February 28, 1997. Revised March 4, 1997.

Mr. Logateri, an abutting neighbor to the site, suggested that a fence, not already on the plans, be put in along the outside eating area between the site and his property. Ted Harris indicated that he would be willing to put in a 4 or 5 foot high fence from the Northwesterly corner along the Northerly boundary line to the end of the "service area".

Athena Cone asked if there was any additional lighting. Ted Harris said that there was not. Chris Mullaney asked what

property was behind the site and was told it used to be the Proud Parrot. Chris Mullaney also asked if Mr. Logateri's abutting property was a vacant lot. Mr. Logateri indicated that it was his office.

Mr. Logateri asked that Ted Harris agree to leave the 2 Sugar Maples on the boundary line between the two maples. He indicated that he was concerned because he did not see them on the plan.

Joe Kowsnuski stated that he was in favor of the project and was glad that a native was going to open a new business.

The Public Hearing was closed at 7:55 p.m.

#### PUBLIC HEARING #2

Public Hearing called to order at 7:56 p.m.

The Application of Norman P. Peck, III, 32 West Main Street, Niantic, Connecticut for a Special Permit to keep livestock (1-2 Horses, 2-3 Sheep, and less than a dozen Fowl), property further identified as East Lyme Tax Assessor Map 11.1, Lot 30.

Wayne Fraser noted for the record that Norman P. Peck, III was stepping down from this Hearing. Wayne Fraser asked if the hearing was properly publicized to which Athena Cone indicated that it was.

Athena Cone read into record a memo from Bill Mulholland to the East Lyme Zoning Commission dated March 6, 1997.

The Commission was given a plot plan of the site.

Athena Cone asked if there was a barn. Donn Jourdan also inquired as to a barn on the site. Bill Mulholland indicated that the Commission could only deal with the location and not the structure.

Joe Kowsnuski, 47 Walnut Hill Road, indicated that he was 100% in favor. Wayne Fraser noted for the record that Joe Kowsnuski would be added to the Commission's Christmas Card List.

The Public Hearing was closed at 8:03 p.m.

#### PUBLIC HEARING #3

Public Hearing called to order at 8:03 p.m.

The Application of John T. Parkos for a Special Permit to operate a Fast Food Restaurant (Chicago Pizza) at 180 Flanders Road, Niantic, Connecticut, property further identified as Norman P. Peck, III, 32 West Main Street, Niantic, Connecticut for a Special

Permit to keep livestock (1-2 Horses, 2-3 Sheep, and less than a dozen Fowl), property further identified as East Lyme Tax Assessor Map 26.3, Lot 12.

Wayne Fraser asked if the hearing was properly publicized to which Athena Cone indicated that it was.

Athena Cone read into record three pieces of correspondence with respect to this Application: 1. Letter not dated from John Parkos to Bill Mulholland. 2. Memo from Bill Mulholland to the East Lyme Zoning Commission dated March 6, 1997 (a diagram of the existing site was provided on the back of this memo). 3. Letter From Michael B. Dunn dated March 5, 1997 to Bill Mulholland.

Wayne Fraser passed pictures of the existing area around for the Commissions review.

Michael Dunn, 15 Cove Hill Road, spoke about the application and of the two waivers need for the Special Permit.

Chris Mullaney indicated that he saw no sidewalks. Michael Dunn indicated that there was a sidewalk and Bill Mulholland indicated one of the pictures that showed the sidewalk.

Donn Jourdan asked if this was only going to be a take out restaurant. John Parkos indicated that there would be no on premises eating area.

Wayne Fraser asked if the employees were required to park in the back of the building. Michael Dunn said that yes it was a sort of unspoken rule.

Michael Dunn indicated that the area between his buildings and the Mid-Way Mall was a shared driveway. He also stated that all three of the businesses in the building had there own back doors.

Joe Kowsnuski, 47 Walnut Hill Road, indicated that he was in favor of the Application.

Daniel, 24 Holmes Road, indicated that he was against the business. He stated that there were already enough pizza restaurants in the area. Bill Mulholland stated that the Commission did not make the decision of the actual business just that the business use was allowed.

Wayne Fraser closed the Public Hearing at 8:20 p.m.

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Heather S. Paul, Recording Secretary