

# Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357  
Filed In East Lyme Town  
Clerk's Office

ZONING COMMISSION

REGULAR MEETING

March 16, 1995

March 20, 1995 AT 3:25 AM  
PM  
Lesley A. Blais  
East Lyme Town Clerk

The regular meeting was called to order immediately after the public hearing (around 8:11 p.m.). with the same members present as at the public hearing.

MINUTES OF MARCH 2, 1995:

Moved by Chris Mullaney to approve the Minutes of March 2, 1995 as presented. Seconded by Athena Cone, and so voted 5-0.

3. Application of Irwin J. Samuels for a Special Permit to operate a fast food (hot dog stand) restaurant at 18 Pennsylvania Ave., Niantic, Ct.

Wayne Fraser felt the Board should determine whether it is a fast food restaurant or a drive in. After polling the members, it was felt those two definitions should be discussed at a future time. They felt that it is basically a fast food (drive-in place).

Mr. Mulholland said the applicant must register as a new business and come in for a sign permit.

It was decided that the street side of the small building should be reserved for pedestrians with the two parking spaces marked off and protected by a balustrade.

MOTION: Paul Formica moved to approve the application of Irwin J. Samuels for a Special Permit to operate a fast food (hot dog stand) restaurant at 18 Pennsylvania Ave., Niantic, Ct., subject to the following conditions:

1. Vehicular traffic is to be limited to the West side of the building.
2. Pedestrian access is to be only on the East side of the building and is to be protected by stanchions to safeguard the pedestrian area.
3. A revised site plan showing these conditions is to be submitted to the Zoning Enforcement Officer for confirmation of these conditions.

Duly seconded by Chris Mullaney.

Voting in favor: Messrs. Formica, Mullaney, Fraser and Mrs. Cone

Voting Nay: Shawn McLaughlin.

VOTED: 4-1 in favor.

Effective upon publication.

Reason for approval: It complies with the fast food requirements in the East Lyme Zoning Regulations.

2. Reg. Meeting 3/16/95

SUBCOMMITTEES

Mr. Fraser said he and Athena Cone met last Monday with several others for the purpose of discussing the matters that come before the Zoning Office. He said it was felt it was a worthwhile meeting. He said the Zoning Office plans to develop a flow chart to show how the paper flow and program works.

Site Plan Review: (Section 24)

Chris Mullaney suggested several changes: Regarding paving of off-street parking, he asked what is suitably paved? He thought maybe the paving mediums could be expanded from just bituminous and concrete. He also suggested that a fence or barricade could be substituted for the landscape island, provided that the intent is to channel traffic.

Bill Mulholland will make copies of his suggestions to be sent to all board members.

NEW BUSINESS:

1. Application of Patricia Waddington, 147 Main St., Niantic, to amend Section 1.49 "Restaurant, Fast Food" and Section 1.50 "Restaurant Standard" of the East Lyme Zoning Regulations.

This will be scheduled for a Public Hearing on May 4, 1995.

ADD TO AGENDA TONIGHT:

Motion by Paul Formica to add to the agenda tonight a Proposed amendment to Zoning Regulations for Temporary Activities. Seconded by Athena Cone, and so voted 5-0.

This new section 20.1.3 to read as follows:

20.1.3 Any event or assembly which will continue for not more than seven consecutive days and is sponsored by a Town agency, or is authorized by a Town agency under an existing ordinance or regulations, subject to the Dimensional Requirements, if any, of the District in which the property is located.

Statement of purpose: to authorize such activities as the Heritage Weekend and the proposed farmers' market which are not now permitted under the Regulations.

Mr. Mullaney wondered if the Commission is legislating too much.

It was explained that since the Regulations do not permit these activities because they are not mentioned, then there should be regulations to cover them.

Bob Foster was present to ask about a Farmers' Market which was proposed by EDC. They hope to have it operating from July 15 thru Oct. 28., 9 a.m. to 1 p.m. on a Saturday. He said each farmer would register with the State.

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It was felt the earliest this could be considered would be on May 4, 1995.

It will have to be ascertained that all of our town activities that are non-profit and non-town activities will be covered.

Mr. Mulholland was asked to check to see how New London covers their farmers' market.

NO CORRESPONDENCE

MOVED to adjourn by Paul Formica, seconded by Athena Cone and so voted about 10:00 p.m.

Attest:

  
Elizabeth J. Taylor  
Recording Secretary