

# Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

Filed In East Lyme Town  
Clerk's Office

Zoning Commission

## PUBLIC HEARING

March 16, 1995

March 22, 1995 AT 4:00  
Lesley A Blais  
Act. East Lyme Town Clerk

AM  
PM

### PRESENT:

Wayne Fraser, chmn.; Paul Formica, secy.; Athena Cone.  
Alternates- Chris Mullaney and Shawn McLaughlin.

### ABSENT:

Bill Dwyer, Norman Peck III, and Sharon Baroni.

Mr. Fraser called the meeting to order at 7:35 p.m. and asked Alternates C. Mullaney and S. McLaughlin to sit with the Commission.

### PUBLIC DELEGATIONS: (none)

### PUBLIC HEARING:

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

It was felt that it was not necessary for Paul Formica to step down from acting tonight, as his restaurant is in the Flanders section of East Lyme and causes no conflict.

Mr. Irwin Samuels, 79 Ridgewood Ave., Waterford, was present to speak for his application. He said he has run a hot dog cart for almost twenty years. He stated he will be serving hot dogs and kilbossa, soda and maybe coffee- a very simple operation. The hot dogs and sausage will be cooked to go - steamed. He said he has talked to the Sanitarian as to what is needed. The property is owned by George Mitchell.

Mr. Samuels said he would have to put in a water line, and has talked to Niantic Plumbing about it. He said a sewer line could also be hooked up. This business would be in the former Photo-Mat building, and they did not have a water/sewer line to it.

Mr. Samuels said he would probably have one side of the building for walk-ups, and the other side for drive-thru.

George Calkins, Sanitarian, is away, so approval could be subject to further information.

Mr. Samuels said he will have a 48" wide refrigerator for the hot dogs etc.

Mr. Formica asked how many parking spaces come with it. Mr. Mulholland said no spaces were required for this building.

Mr. George Mitchell was present and said the site to be leased would have six spaces. The building uses two, so he has four he can use. He suggested blocking off the side towards the street. He said a sink and water hook-up will be required. He can use the lavatory in the nearby Mitchell Building. The building has been there three years and is a legal pre-existing non-conforming building.

Athena Cone asked if trash cans will be available. Mr. Samuels said whatever is needed.

Mr. Mulholland asked Mr. Samuels to submit a new site plan so it would show how it would protect the pedestrians soming to the stand.

Mr. Samuels agreed, and then asked about having a bench or a table, but Mr. Mulholland felt this would not be allowed.

SPEAKING IN FAVOR: no others.

SPEAKING AGAINST: no one.

The Public Hearing was then closed by Chairman Fraser at 8:10 p.m.

Attest:

*Elizabeth J. Taylor*  
Elizabeth J. Taylor  
Recording Secretary