

EAST LYME ZONING COMMISSION
PUBLIC HEARING
Thursday June 17, 2010
MINUTES

EAST LYME TOWN
CLERK'S OFFICE

June 17, 2010 at 11 AM
PM

Bob Bulmer
CLERK

The East Lyme Zoning Commission held a Public Hearing on Thursday June 17, 2010 at the East Lyme Town Hall, 108 Pennsylvania Ave., Niantic, CT.

PRESENT: Rosanna Carabelas, Secretary, acting as Chair, Norm Peck, Ed Gada, Matt Walker

ALSO PRESENT: James Liska, Alternate and Planning Commission, Liaison, Seated
Bob Bulmer, Alternate, Seated
Rose Ann Hardy, Ex-Officio
William Dwyer, Alternate
William Mulholland, Zoning official

ABSENT: Marc Salerno, Chairman
Steve Carpenteri

ALTERNATES: Bob Bulmer, Seated June 17, 2010
William Dwyer, Seated May 6, 2010, scheduled to sit for the next absence.
James Liska, Seated June 17, 2010

Rosanna Carabelas announced the June 17, 2010, Public Hearing of the Zoning Commission at 7:30 PM.

Pledge of Allegiance
The pledge was observed.

Public Delegations
There were none

Public Hearing

Rosanna Carabelas opened the public hearing for the following application:

1. Continuation of the Application of Theodore A. Harris, for New England National, LLC to amend the East Lyme Zoning Regulations to add Section 12B, SU-A Special Use District. This proposal will provide for single family and two family homes with provisions for mandated affordable housing.
To be continued to July 8, 2010.

2. Application of KSM Enterprises Store II LLC dba Five Guys Burgers and Fries to amend the East Lyme Zoning Regulations to permit outdoor dining in CA Commercial Zones.

Rosanna Carabelas noted that the legal ad was run.

Mr. Walker acting as Secretary read into the record the following exhibits:

Exhibit 1: Memo from Zoning Official William Mulholland dated June 17, 2010.

Exhibit 2: Letter from Gary Goeschel, Director of Planning, dated June 16, 2010 to Marc Salerno, Chairman Zoning Commission.

Exhibit 3: Letter dated May 26, 2010 to Rosanna Carabelas Secretary, Zoning Commission, from SCCOG.

Exhibit 4: Letter from Marcy Balint, of CCMA to William Mulholland, Zoning Official. The applicant Kevin Glacier of 97 West Overshore Drive, Madison, Ct presented to the Commission his proposal for outdoor dining. Mr. Mulholland said this was a text amendment to allow Mr. Glacier to apply for the special permit for outdoor dining. Rosanna Carabelas polled the Commission members for comment. Mr. Liska said he thought the plan was consistent with current Zoning regulations. Mr. Bulmer asked where the outdoor dining space would be. Mr. Glacier explained the area. Rosanna Carabelas asked for a motion to close the public Hearing. Mr. Peck asked for clarification regarding the section in the letter from Mr. Mulholland stating that section 8.3.3. would be added before 9.3.4. Mr. Mulholland replied that in item 9 it allows the Zoning Commission to waive the setback for a patio. It is written for a CB zone so if it is adopted for a CA zone it would have to be referenced in the CA Zone, it would be added so as not be looked at as an oversight.

MOTION (1)

Mr. Gada moved to close the Public Hearing for Application of KSM Enterprises Store II LLC dba Five Guys Burgers and Fries to amend the East Lyme Zoning Regulations to permit outdoor dining in CA Commercial Zones.

Seconded by Mr. Bulmer.

Motion carried 5-0-0.

3. Application of David M. Coonrod to amend the East Lyme Zoning Regulations Section 10.10.5 RE: Liquor for Motels/Hotels.

Rosanna Carabelas noted that the legal ad was run.

Mr. Walker acting as secretary read the following items into the record:

Exhibit 1: Zoning Official memo from William Mulholland.

Exhibit 2: Letter from Gary Goeschel, Planning Director to Marc Salerno, Chairman Zoning Commission.

Exhibit 3: Letter from James D. Rabid AICP to Rosanna Carabelas, secretary Zoning omission.

Exhibit 4: Letter from Marcy Balint, Senior Coastal Planner office of Long Island Sound Programs, to William Mulholland, Zoning Official.

Mr. David Coonrod of 26 Village Drive, Waterford, Ct presented to the Commission his application.

Exhibit 1: Letter from David Coonrod regarding application.

Exhibit 2: Zoning Map of Light Industrial District.

Exhibit 3: State regulations on hotel permits section 25-30-21.

Mr. Coonrod explained his client was looking to provide a service to hotel and motel customers to have alcohol available. He was not looking for a liquor license, he was looking for permission to apply for the permit. Rosanna Carabelas said the reason it was inconsistent was because no other hotel or motel offered the service regardless of the amount of rooms. Mr. Mulholland asked where the alcohol would be served from if there was no restaurant present in the facility. Mr. Coonrod said he could not approach the issue until the regulation was changed. Rosanna Carabelas said it would be helpful to have more of a detailed plan to consider. Mr. Bulmer said he did not feel assured that the liquor would be kept under control. Mr. Mulholland concurred that there should be more detail about the application that would be submitted and how the permission could be regulated. Mr. Bulmer commented that this was a regulation change and would apply to

everyone. He said he did not want to establish a procedure that would allow the town to develop into a minor version of Virginia Beach.

Rosanna Carabelas asked the audience for comment. She asked for a motion to close the public hearing.

MOTION (2)

Mr. Bulmer moved to close the public hearing for the Application of David M. Coonrod to amend the East Lyme Zoning Regulations Section 10.10.5 RE: Liquor for Motels/Hotels.

Seconded by Mr. Gada.

Motion carried 5-0-0.

4. Application of White Gate Farm to amend the East Lyme Zoning Regulations to add Section 20.17.2 Agriculture Farm Store (Accessory Use).

To be continued to July 8.

Rosanna Carabelas called to move to the Regular Meeting at 8:18 PM.

Respectfully Submitted,

Zoe Zrakas, Recording Secretary

