

TOWN OF EAST LYME

ZONING COMMISSION

APRIL 4, 2013

PUBLIC HEARING MINUTES

Members Present:

Marc Salerno, Chairman  
Terence Donovan  
Matthew Kane  
Matthew Walker  
George McPherson  
William Dwyer, Alternate (Sat for Public Hearing)  
James Liska (Entered at 7:40 p.m.)

FILED IN EAST LYME  
CONNECTICUT  
Apr 9, 2013 AT 8:25 AM PM  
TOWN CLERK  
EAST LYME TOWN CLERK

Members Absent:

Norm Peck  
Peter Lukas, Alternate

CALL TO ORDER

Chairman Salerno called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

Chairman Salerno led the assembly in the Pledge of Allegiance.

Mr. Dwyer sat as a Regular Member for Mr. Peck.

PUBLIC DELEGATIONS

There were no Public Delegations.

1. APPLICATION OF HARRY AND TRIFONAS LOGINIDIS DBA FAMILY PIZZA FOR A RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT PROPERTY IDENTIFIED IN THE APPLICATION AS 233 MAIN STREET, NIAN TIC.

Mr. Salerno confirmed the legal advertisement ran on this item.

Mr. Walker read a memo from Mr. Mulholland.

The applicant was not present. Mr. Salerno stated he had not heard of any issues with this applicant's outdoor dining area.

Mr. Dwyer stated it is a well-run business.

Motion (1) Mr. McPherson moved to close the Public Hearing.

Seconded by Mr. Walker.

Motion Passed 6-0.

2. APPLICATION OF LEO ROCHE FOR STRIVE LLC DBA BLACK SHEEP FOR A RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT PROPERTY IDENTIFIED IN THE APPLICATION AS 247-22 MAIN STREET, NIANTIC.

Mr. Salerno confirmed the legal advertisement ran on this item.

Leo Roche, the applicant was present. He stated everything works great, and his only issue is the people sitting on the wall. They had flower boxes there and they were vandalized. He has reported it to the police. He stated he always has a manager on duty to overlook the area.

Mr. Donovan asked if he would be willing to do something else instead of flower boxes.

Mr. Roche stated they are going to try the flower boxes again this year. If that doesn't work he could try some iron fence, but that would be a big expense.

Mr. McPherson suggested masonry flower pots that are permanent.

Mr. Roche stated another issue is the customers at Dunkin Donuts using his patio in the morning. People after hours are a problem.

Mr. Salerno stated the business looks great, and it adds a lot to the town. He suggested roping off a walkway when they are done serving on the patio, and to keep it roped off until morning. He feels very positive about this business.

Motion (2) Mr. McPherson moved to close the Public Hearing.

Seconded by Mr. Walker.

Motion Passed 6-0.

3. APPLICATION OF CRAIG TAFT, FOR CTRP ENTERPRISES, LLC DBA BURKE'S TAVERN FOR A RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT PROPERTY IDENTIFIED IN THE APPLICATION AS 267-283 MAIN STREET, NIANTIC.

Mr. Salerno confirmed the legal advertisement ran on this item.

Mr. Walker read a memo from Mr. Mulholland.

Mr. Taft the applicant was present. He stated they plan on doing the same as last year. He is usually out there, and there are also two security cameras.

Mr. Salerno stated there have been no complaints.

**Motion (3) Mr. Walker moved to close the Public Hearing.**

**Seconded by Mr. McPherson.**

**Motion Passed 6-0.**

4. APPLICATION OF NICK & RITA FOKAIDIS DBA VILLAGE PIZZA AND GRILL FOR A RENEWAL OF A SPECIAL PERMIT FOR OUTDOOR DINING AT PROPERTY IDENTIFIED IN THE APPLICATION AS 53 WEST MAIN STREET, NIAN TIC.

Mr. Salerno confirmed the legal advertisement ran on this item.

Mr. Walker read the memo from Mr. Mulholland.

The applicant was not present. Mr. Salerno stated they asked that it be postponed, unless there were no issues and then they can go forward.

**Motion (4) Mr. Donovan moved to close the Public Hearing.**

**Seconded by Mr. Dwyer.**

**Motion Passed 6-0.**

5. APPLICATION OF THEODORE A. HARRIS, ESQ., AGENT FOR BENCHMARK SENIOR LIVING, TO AMEND THE EAST LYME ZONING REGULATION SECTION 9 AND SECTION 25.5 REGARDING ADDITIONS TO ASSISTED LIVING FACILITIES.

Mr. Salerno confirmed the legal ad ran on this item.

Mr. Walker read a memo from Mr. Mulholland.

Mr. Walker read a letter from Gary Goeschel.

Mr. Walker read an email from Marcy Balint at DEEP.

There was no response from Regional Planning.

Attorney Harris presented the application. They would like to add to the assisted living facilities. This is for individuals that can live independently but need some assistance. This proposal compliments the existing regulations. This facility benefits downtown. They are using the land to the maximum potential. They are only adding to existing facilities. Any expansion can't exceed 25%, they cannot expand on additional land, and they must meet all criteria in 25.5.

**Motion (5) Mr. McPherson moved to close the Public Hearing.**

**Seconded by Mr. Kane.**

**Motion Passed 6-0.**

**Respectfully Submitted,**

A handwritten signature in black ink, appearing to read "Karen Miller Galbo". The signature is written in a cursive, flowing style.

**Karen Miller Galbo  
Recording Secretary**