

TOWN OF EAST LYME

ZONING COMMISSION

FEBRUARY 21, 2013

PUBLIC HEARING MINUTES

MEMBERS PRESENT:

Marc Salerno, Chairman

Matthew Kane

Matthew Walker

Terence Donovan

Norm Peck

William Dwyer, Alternate (Sat for Public Hearing and Regular Meeting)

MEMBERS ABSENT:

George McPherson

James Liska, Alternate

ALSO PRESENT:

Holly Cheeseman, Ex-Officio

Bill Mulholland, Zoning Officer

Attorney Mark Zamarka

FILED IN EAST LYME TOWN
CLERK'S OFFICE
Feb 25 AT 9:05 AM/PM
Brad D. Oren ATC
EAST LYME TOWN CLERK

CALL TO ORDER

Chairman Salerno called the meeting to order at 7:31 p.m.

PLEDGE OF ALLEGIANCE

Chairman Salerno led the assembly in the Pledge of Allegiance.

PUBLIC DELEGATIONS

There were no public delegations.

1. Application of William Heenan for Anmar LLC for a Special Permit for Mixed Use Development, at property identified in the application as 157 West Main Street, Niantic. East Lyme Assessor's Map 10.4, Lot 31.

Mr. Mulholland confirmed the legal advertisement had run on this item.

Mr. Walker read a letter from Mr. Mulholland.

Site Plans and Rendering were entered as Exhibit 1.

Bill Heenan presented the application for Anmar, LLC. The idea of a mixed use building was suggested to him by Mr. Mulholland. The first floor would be three 1100 square foot commercial units. The second floor would be three 1100 square foot residential units. It is being built to appeal to young professionals. There will be a covered 7 foot walkway. They will build a sidewalk along the front of the property. There will be street lights on all sides.

Jim Bernardo of 102A Spithead Road, Waterford stated the restaurant will stay for the first stage of the project. Currently the first floor of the building is under construction. They are now considering residential property on the second floor. The future phases will include removal of the restaurant, and they will be adding two more buildings in the back. They have been working with DOT on the exit and entrance. They had concerns with the site line requirements. They were forced to move the exit and entrance closer to the day care. With Henny Penny remodeling they hope to spur development across the street also. There will be rain gardens, as there are some wetlands. This has been approved by Mr. Goeschel. They will be putting in crosswalks for connectivity of the buildings.

Mr. Dwyer questions putting a sidewalk there as it would not be connected to anything.

Mr. Mulholland stated it will be isolated, but eventually the hope is that it will be linked with another. The goal of this Commission is to install them when we can.

Mr. Heenan stated it would probably take 4 years for the project to be completed. There are more than enough proposed parking spaces. The residential entrances will be in the back of the building.

Mr. Bernardo stated there will be curbing on the Day Care side of the parking lot to prevent rain water. The parking lot will not be linked with the day care, due to safety concerns. There will be a lip around the bottom of the dumpster pad. The landscaping is limited in front due to DOT's concern with the site lines.

Site Line Plans were entered as Exhibit 2.

There was no public comments.

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

Seconded by Mr. Peck.

Motion Passed 6-0.

- 2. Application of Mirabell, LLC, for a Special Permit for Outdoor Dining to include the serving of alcohol, at property identified in the application as 344 Main Street, Niantic, Connecticut.**

This item is to be continued to the next meeting.

Motion (2) Mr. Donovan moved to continue this item to the next meeting.

Seconded by Mr. Walker.

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**