

**TOWN OF EAST LYME
ZONING COMMISSION
DECEMBER 6, 2012
PUBLIC HEARING MINUTES**

Members Present:

**Mark Salerno, Chairman
Matthew Walker
Terence Donovan
George McPherson
Matthew Kane
Norm Peck
William Dwyer, Alternate
James Liska, Alternate**

Members Absent:

John Hogan, Alternate

Also Present:

**Town Attorney Ed O'Connell
Town Attorney Mark Zamarka
Rose Ann Hardy, Ex-Officio (Entered at 7:34 p.m.)
Bill Mulholland, Zoning Officer**

FILED IN EAST LYME
Dec 12, 2012 AT 8:25AM

Bruce D. Owen ATC
EAST LYME TOWN CLERK

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chairman Salerno led the assembly in the Pledge of Allegiance.

PUBLIC DELEGATIONS

There were no public delegations.

PUBLIC HEARING:

- 1. CONTINUATION OF APPLICATION OF TO DESIGN, LLC FOR SERON INCORPORATED FOR A SPECIAL PERMIT TO OPERATE A FAST FOOD RESTAURANT WITH A DRIVE THRU FACILITY AT PROPERTY IDENTIFIED IN THE APPLICATION AS 168 W. MAIN STREET, NIANTIC. EAST LYME ASSESSOR'S MAP 10.4, LOT 24.**

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

Mr. Walker read a memo from Mr. Mulholland.

Mark Smith, of To Design, LLC stated the proposal is to take down the 1800 square foot building that is now at this location, and a one story brick house that is also on the property will be removed. The rear of the property will remain undeveloped. There will be a store, and a drive through. There will be one way curb cuts, coming in on the west and out on the east. There will be screen plantings, including plantings on the street. They would like to upgrade the lighting, and they have included a lighting plan. They will keep the current drainage patterns. The store will be a 40 x 80 convenience store, and will be one story. There will be vaulted ceiling inside. The gas dispensers will be under a canopy, there will be 4 dispensers. There is a sidewalk proposed for the front, and there will be a walkway to the front of the building from the sidewalk. There will be a dumpster in the back which will be fully screened. The drive through will be a 10 car stack. There will be no impact on the roadway. They have shot the sitelines on the road and they are beyond 500 feet in each direction. They do not know what kind of fast food will be in there, but they are anticipating some sort of coffee shop. There will be a bypass lane around the drive through. The lot is over 2 acres. They have sent the plans to the State DOT and they received a letter back today and the initial feedback is favorable. There are 35 feet from the curb to the center line of the gas dispenser, and 35 feet from the center of the dispenser to the back of the parking spaces. They will be open 24 hours a day.

There was no public comment.

Mr. McPherson stated it was a good design, and a welcome addition.

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

Seconded by Mr. Kane.

Motion Passed 6-0.

- 2. APPLICATION OF THEODORE A. HARRIS, AGENT FOR JAG CAPITAL DRIVE, LLC FOR APPROVAL OF AFFORDABLE HOUSING DEVELOPMENT, AND A CONCEPTUAL SITE PLAN TO CONSTRUCT SIXTY NINE (69) RESIDENTIAL UNITS ON PROPERTY IDENTIFIED IN THE APPLICATION AS WEST MAIN STREET/CAPITAL DRIVE, ASSESSOR'S MAP 09.0, LOT 19.**

- 3. APPLICATION OF THEODORE A. HARRIS, AGENT FOR JAG CAPITAL DRIVE, LLC TO REZONE FROM ITS EXISTING ZONING DESIGNATION (LIGHT INDUSTRIAL) TO AFFORDABLE HOUSING DISTRICT FOR PROPERTY IDENTIFIED IN THE APPLICATION AS WEST MAIN STREET/CAPITAL DRIVE, ASSESSOR'S MAP 09.0, LOT 19.**

Motion (2) Mr. Donovan moved to continue the Public Hearing of Item 2 and Item 3.

Seconded by Mr. Kane.

Motion Passed 6-0.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Karen Miller Galbo".

**Karen Miller Galbo
Recording Secretary**