

EAST LYME ZONING COMMISSION

APRIL 21, 2011

PUBLIC HEARING

MINUTES

MEMBERS PRESENT:

**ED GADA
MATHEW WALKER
NORM PECK
BOB BULMER, ALTERNATE
BILL DWYER, ALTERNATE**

FILED IN EAST LYME TOWN
CLERK'S OFFICE

Apr 27 20 11 at 9 (AM)
PM

Esther B. Williams

EAST LYME TOWN CLERK

ALSO PRESENT:

BILL MULHOLLAND, ZONING OFFICER

MEMBERS ABSENT:

**MARC SALERNO, CHAIRMAN
STEVE CARPENTERI
JAMES LISKA, ALTERNATE
ROSANNA CARABELAS**

The regular members of the Zoning Commission asked the alternate members to join them as regular voting members for the Public Hearing, and the alternate members all agreed to do so.

Mr. Peck nominated Bob Bulmer to act as Chairman for the Public Hearing and Regular Meeting of April 21, 2011.

Seconded by Mr. Gada.

Nomination Passed 5-0.

Mr. Gada nominated Mathew Walker to act as Secretary for the Public Hearing and Regular Meeting of April 21, 2011.

Seconded by Mr. Bulmer.

Nomination Passed 5-0.

Chairman Bulmer called the Public Hearing to order at 7:31 p.m.

PLEDGE OF ALLEGIANCE

Chairman Bulmer led the assembly in the Pledge of Allegiance.

PUBLIC DELEGATIONS

There were no public delegations.

PUBLIC HEARING

- 1. Application of Tim Yuhas for Yuhas Performance Training for a Special Permit for Indoor Recreation for a fitness club for adults at property identified in the application as 239-2 Main Street (aka 14 Pennsylvania Avenue,) Assessor's Map 12.1, Lot 109.**

Mr. Walker read the memo from Mr. Mulholland.

Mr. Peck recused himself for Item 1.

Mr. Mulholland stated the legal ad has run.

Tim Yuhas, 55 Crescent Avenue, Niantic presented the application.

Mr. Mulholland asked Mr. Yuhas to explain what 14 Pennsylvania Avenue is.

Mr. Yuhas stated it is the old Mitchell's Market.

Mr. Mulholland explained that the property has been split into 4 spaces. Mr. Yuhas will only be using one of them.

Mr. Dwyer stated he doesn't see any concerns with this.

Mr. Walker did not have any concerns; this will be a welcome addition to town. He knows Mr. Yuhas and he does tremendous work.

Mr. Gada stated it seems like it will pass.

There was no public comment.

Mr. Bulmer closed the Public Hearing.

- 2. Application of Robert P. Sassi, for a Special Permit to operate a fast food restaurant at property identified in the application as 170 Flanders Road, Niantic, Connecticut. Assessor's Map 26.3, Lot 11.**

Mr. Peck returned to the meeting.

Mr. Walker read a memo from Bill Mulholland.

Mr. Mulholland stated the legal ad had run.

Robert Sassi, 234 North Parker Hill Road, Killingworth, Connecticut presented the application.

Mr. Gada stated it seems like everything is in order.

Mr. Walker stated everything looks like it is in order. Parking shouldn't be an issue.

Mr. Dwyer asked if the applicant was aware that the Zoning Commission made that an affordable housing area.

Mr. Sassi stated he is aware.

Mr. Dwyer stated he doesn't see a problem as far as zoning.

Mr. Peck asked if there would be outdoor dining.

Mr. Sassi stated there would not be.

There were no public comments.

Mr. Bulmer closed the Public Hearing.

3. Application of Louis Torelli, for Best of Everything Country Gourmet, for a Special Permit for Outdoor Dining at property identified in the application as 214 Flanders Road, Niantic, Connecticut. Assessor's Map 26.3, Lot 18.

Mr. Peck recused himself for Item 3.

Mr. Walker read a memo from Mr. Mulholland.

Mr. Mulholland stated the legal ad had run.

Louis Torelli, 310 Baker Lane, Lyme, Connecticut presented the application. This will be a takeaway gourmet establishment, they are applying to put in 5 or 6 outside tables. Their hours will be 8:30 to 6:00 p.m. 6 days per week. The patio will be open during business hours only. They will not be serving on the patio.

Mr. Dwyer did not have any lighting concerns.

Mr. Torelli stated the establishment already does have outdoor lighting on timers. There will be no entertainment, and no alcohol.

Mr. Walker stated he drove by and it will look nice, he likes this idea.

Mr. Gada stated this will be an asset to the Town.

Mr. Mulholland stated they are going to paint the building when weather permits.

Mr. Torelli stated they have already started painting.

There were no public comments.

Mr. Bulmer closed the public hearing.

4. Application of Craig Taft, for a Special Permit for Outdoor Dining at property identified in the application as 267-283 Main Street, Niantic, Connecticut. Assessor's Map 12.1, Lot 103.

Mr. Peck returned to the meeting.

Mr. Walker read a memo from Mr. Mulholland.

Mr. Mulholland stated the applicant is not present, and he could not testify what music he would be having. He suggested this be continued to the next meeting.

Chairman Bulmer asked that this be continued to the next meeting.

This Public Hearing was left open.

5. Application of Nicki Craddoc, for a Special Permit for Indoor Recreation (Dance Studio) at property identified in the application as 170 Flanders Road, Niantic, Connecticut. Assessor's Map 26.3, Lot 11.

Mr. Walker read a memo from Mr. Mulholland.

Mr. Mulholland stated the legal ad had run.

Nicole Craddoc, 38 Seabreeze Drive, Waterford presented the application.

Mr. Peck had no questions.

Mr. Dwyer stated it is in the Mall, and he had no concerns with lighting or parking.

Mr. Walker had no questions.

Mr. Gada stated it is pretty cut and dry.

There were no public comments.

Chairman Bulmer closed the public hearing.

6. **Application of David McIlhenney, for a Special Permit for Indoor Recreation (Personal Fitness Training Studio) at property identified in the application as 19 Church Lane (aka 3 Church Lane,) Niantic, Connecticut. Assessor's Map 31.1, Lot 16.**

Mr. Walker read a memo from Mr. Mulholland.

Mr. Mulholland stated the legal ad had run.

David McIlhenney, 47 Lovers Lane, East Lyme, CT presented the application.

Mr. Gada had no comments.

Mr. Walker had no comments.

Mr. Dwyer asked if parking was adequate based on the square footage.

Mr. Mulholland stated it is more than adequate.

Mr. Bulmer asked what day they would be open.

Mr. McIlhenney stated he would be open Monday through Friday, and Saturday just morning hours.

There was no public comment.

Chairman Bulmer closed the public hearing.

Respectfully Submitted,

**Karen Miller Galbo
Recording Secretary**