

EAST LYME ZONING COMMISSION

APRIL 21, 2011

REGULAR MEETING

MINUTES

MEMBERS PRESENT:

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

ALSO PRESENT:

BILL MULHOLLAND, ZONING OFFICER

MEMBERS ABSENT:

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

FILED IN EAST LYME TOWN

CLERK'S OFFICE

Apr 22 20 11 at 9 AM

Esther B. Williams

EAST LYME TOWN CLERK

Mr. Bulmer and Mr. Dwyer will be sat as regular voting members for the Regular Meeting.

Mr. Bulmer was nominated at the Public Hearing to be Acting Chairman for the Night, and Mr. Walker was nominated at the Public Hearing to be Acting Secretary for the Night.

REGULAR MEETING

- 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. Peck recused himself for Item 1.

Motion (1) Mr. Dwyer moved to approve the application for 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.

Seconded by Mr. Gada.

Motion Passed 4-0.

- 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 for Item 2.

Motion (2) Mr. Peck moved to approve the 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.

Seconded by Mr. Walker.

Motion Passed 5-0.

- 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. Dwyer stated this will be great for the town.

Mr. Gada agreed with Mr. Dwyer.

Motion (3) Mr. Gada moved to approve the 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.

Seconded by Mr. Walker.

Motion Passed 4-0.

- 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.**

Item 4 was continued to the next meeting.

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. Peck returned for the remainder of the meeting.

Motion (4) Mr. Walker moved to approve the 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.

Seconded by Mr. Gada.

Motion Passed 5-0.

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.**

Motion (5) Mr. Dwyer moved to approve the 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.

Seconded by Mr. Walker.

Motion Passed 5-0.

7. **Approval of Minutes of April 7, 2011.**

This was tabled to the next meeting.

OLD BUSINESS

1. **NIANTIC VILLAGE SUBCOMMITTEE**

This was tabled to the next meeting.

2. **PARKING SUBCOMMITTEE**

This was tabled to the next meeting.

3. **SIGN SUBCOMMITTEE**

This was tabled to the next meeting.

NEW BUSINESS

1. **Application of Peter Springsteel, Architect for Joseph and Deirdre Vorih (owners) for a Coastal Area Management Site Plan Review to construct a new single family dwelling with an attached two car garage at 259 Giants Neck Road, Niantic, CT.**

Chairman Bulmer asked Mr. Mulholland to schedule this for a Public Hearing.

2. **ANY BUSINESS ON THE FLOOR, IF ANY, BY THE MAJORITY VOTE OF THE COMMISSION.**

There was no business on the floor.

3. **ZONING OFFICIAL**

Things are starting to get busy, had another potential business call today.

Mr. Dwyer asked Mr. Mulholland what can be done about the signs at the old Howard Johnsons. He would like to see them gone.

Mr. Mulholland will look into that.

4. **COMMENTS FROM EX-OFFICIO**

There was no ex-officio.

5. **COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION**

There were no comments.

6. **COMMENTS FROM CHAIRMAN**

Mr. Bulmer thanked the members for putting their faith in him to run the meeting.

7. **ADJOURNMENT**

Motion (6) Mr. Gada moved to adjourn the meeting at 8:23.

Seconded by Mr. Dwyer.

Motion Passed 5-0.

Respectfully Submitted,

**Karen Miller Galbo
Recording Secretary**