

TOWN OF EAST LYME
ZONING COMMISSION

FEBRUARY 16, 2012

FILED Feb 22, 2012
AT 1:40 PM.
LaBlais, etc
TOWN CLERK

REGULAR MEETING MINUTES

Members Present:

Marc Salerno, Chairman
Norm Peck
Terence Donovan
Matthew Walker
George McPherson
Matthew Kane
William Dwyer, Alternate (Seated for Item 2)

Also Present:

Bill Mulholland, Zoning Officer

1. Application of the Town of East Lyme Parks & Recreation Department for a Special Permit and Coastal Area Management Site Plan Review to construct a new beach support building, with bathrooms, at property identified in the application as 8 Atlantic Street (aka McCook's Park) Assessor's Map 11.4, Lot 175

Chairman Salerno reminded the members that the applicant has requested a waiver for the buffer, and for the landscaping. This will be a nice addition to the park.

Motion (1) Mr. Peck moved to approve the application of the Town of East Lyme Parks and Recreation Department for a Special Permit and Coastal Area Management Site Plan Review to construct a new beach support building, with bathrooms, at property identified in the application as 8 Atlantic Street (aka McCook's Park) Assessor's Map 11.4, Lot 175 with the two waivers added for the sidewalk landscaping and buffer.

Reasons:

1. Application is consistent with all applicable goals and conditions of the CAM Act.
2. Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.

Seconded by Mr. Donovan.

Motion Passed 6-0.

Mr. Mulholland stated this will be published next Thursday, February 23, 2012 and will be effective February 24, 2012.

Chairman Salerno stated the Town did have to pay \$60.00 to the State for the Application.

2. Application of Gerry Karpuska, for a Special Permit for Outdoor Dining at property identified in the application as 26 W Main Street, Niantic, Connecticut. Assessor's Map 11.2, Lot 17.

****Mr. Peck recused himself for Item 2, and Mr. Dwyer sat in his seat.**

Chairman Salerno stated this is a one year permit, and the open hours will be until 9:00 p.m. Sunday through Thursday, and until 10:00 p.m. Friday and Saturday. The outdoor lights will go off at those closing times. Some places we have allowed outdoor music, but it will be up to the Commission if this would be an appropriate location.

Mr. Mulholland stated downtown is more commercialized, this is more residential.

Mr. Dwyer stated he doesn't know how they would define low music.

Mr. Walker stated this is renewable every year.

Chairman Salerno stated if they approve this and they get complaints they can re-address the issue. There will be no live music.

Motion (2) Mr. Donovan moved to approve the application of Gerry Karpuska, for a Special Permit for Outdoor Dining at property identified in the application as 26 W Main Street, Niantic, Connecticut. Assessor's Map 11.2, Lot 17.

Conditions:

- 1. Entertainment allowed is only as low level background music.**
- 2. Hours of operation of patio Sunday through Thursday until 9:00 p.m. and Friday and Saturday until 10:00 p.m.**

Seconded by Mr. McPherson.

Mr. McPherson suggested they add when the lights should be turned off.

****Mr. Donovan amended his Motion to read the following:**

Motion (2) Mr. Donovan moved to approve the application of Gerry Karpuska, for a Special Permit for Outdoor Dining at property identified in the application as 26 W Main Street, Niantic, Connecticut. Assessor's Map 11.2, Lot 17.

Conditions:

1. Entertainment allowed is only as low level background music.
2. Hours of operation of patio Sunday through Thursday until 9:00 p.m. and Friday and Saturday until 10:00 p.m.
3. Lighting on the deck will be in operation until said closing times.

Seconded by Mr. McPherson.

Motion Passed 6-0.

Mr. Mulholland stated this will be published February 23rd and effective on February 24, 2012.

**Mr. Peck returned to his seat and replaced Mr. Dwyer.

3. Application of Stephanie Torlone, DVM for a Special Permit to operate Veterinary Acupuncture and Herbal Medicine, and Animal Hospital at property identified in the application as 369 Main Street, Niantic, Connecticut. Assessor's Map 11.2, Lot 135.

Motion (3) Mr. McPherson moved to approve the application of Stephanie Torlone, DVM for a Special Permit to operate Veterinary Acupuncture and Herbal Medicine, and Animal Hospital at property identified in the application as 369 Main Street, Niantic, Connecticut, Assessor's Map 11.2, Lot 135.

Seconded by Mr. Donovan.

Motion Passed 6-0.

Mr. Mulholland stated this will be published February 23rd and effective on February 24, 2012.

4. Landmark III Implementation

There was no discussion.

5. Approval of Minutes of February 16, 2012.

Chairman Salerno moved the approval of the minutes to the next meeting.

OLD BUSINESS

1. Parking Subcommittee

There will be a meeting next week.

2. Sign Subcommittee

They will be meeting March 5, 2012.

NEW BUSINESS

- 1. Application of Francis G. Grace for the Main Street Grille in Niantic, for a Special Permit for Outdoor Dining at property identified in the application as 252 Main Street, Niantic, Connecticut. Assessor's Map 12.1, lot 115.**

Chairman Salerno asked Mr. Mulholland to schedule this for a public hearing for March 1, 2012.

- 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

Mr. Mulholland stated they have been very busy. There should be an application for a new building on Main Street any day now.

4. Comments from Ex-Officio

There were no comments.

5. Comments from zoning board liaison to Planning Commission

Mr. Dwyer stated they had one application approved for Fairhaven Road.

6. Comments from Chairman

There were no comments.

7. Adjournment.

Motion (4) Mr. McPherson moved to adjourn the meeting at 8:50 p.m.

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**