

TOWN OF EAST LYME
ZONING COMMISSION
MARCH 1, 2012
REGULAR MEETING MINUTES

Members Present:

Marc Salerno, Chairman
Norm Peck
Mathew Kane
Mathew Walker
Terence Donovan
George McPherson
William Dwyer, Alternate (Did not Sit)
James Liska, Alternate (Did not Sit)

FILED IN EAST LYME TOWN
CLERK'S OFFICE

March 6 20 12 at 10:15 ^{AM} PM

Esther B. Williams

EAST LYME TOWN CLERK

Also Present:

Bill Mulholland, Zoning Officer
Rose Ann Hardy (Entered at 7:45)

Members Absent:

Jack Hogan, Alternate

1. Application of Francis G. Grace for Main Street Grille, Niantic for a Special Permit for Outdoor Dining at property identified in the application as 252-2 Main Street, Niantic, Connecticut. Assessor's Map 12.1, Lot 115.

Chairman Salerno stated the applicant stated the last seating will be at midnight. There will be no entertainment, but they will have light background music with a few speakers.

Mr. Kane asked if the speakers would be on the top deck.

Chairman Salerno stated yes they would be upstairs and on the patio.

Mr. Donovan stated if the last seating is at midnight they could be open until 1 or 1:30. He suggested they clear the deck and patio by midnight.

Chairman Salerno agreed with Mr. Donovan. This is for a one year renewal, so if there are any problems they can address them.

Mr. Peck asked about amending number two of the regulations.

Mr. Mulholland stated he will re-write it, there are many aspects that need to be addressed, such as multiple businesses on one property. He will draft three or four alternatives.

Mr. Donovan stated that shouldn't affect this case.

Mr. Peck stated he will abstain from voting if both of the outside dining areas are being applied for.

Mr. Walker stated the language needs to be amended. He asked if we have to take this application in totality or can we separate the sidewalk seating.

Mr. Mulholland stated Mr. Grace will withdraw the front sidewalk part of the application for now and he will just keep the rear in the application.

Chairman Salerno stated the intention of that regulation was for 1000 square feet per property.

Motion (1) Mr. Donovan moved to approve the application of Francis G. Grace for Main Street Grille, Niantic for a Special Permit for Outdoor Dining at property identified in the application as 252-2 Main Street, Niantic, Connecticut, Assessor's Map 12.1, Lot 115. With the following conditions:

1. Clearing the deck by midnight.
2. No live entertainment.
3. Light background music with speakers.
4. Approval is for back patio and deck only.

Reason:

Application is consistent with the objectives of Section 20.27.

Seconded by Mr. McPherson.

Motion Passed 6-0.

This will be published next Thursday March 8, 2012 and will be effective March 9, 2012.

2. Landmark III Implementation

Mr. Mulholland stated he is in discussion with the Town Attorney. He may be ready to have a discussion at the next meeting.

3. Approval of Minutes of February 2, 2012

Chairman Salerno stated Mr. Dwyer was seated as a regular member at the February 2nd meeting in place of Mr. Walker.

Motion (2) Mr. McPherson moved to approve the minutes as amended.

Seconded by Mr. Peck.

Motion Passed 6-0.

4. Approval of Minutes of February 16, 2012

Motion (3) Mr. Donovan moved to approve the minutes of February 16, 2012.

Seconded by Mr. McPherson.

Motion Passed 6-0.

Old Business

1. Parking Subcommittee

This subcommittee met last week to discuss downtown parking, and parking overlay zones. Mr. Mulholland will write something up for them to discuss with the Commission.

2. Sign Subcommittee

Chairman Salerno stated he is going to cancel the March 5th meeting. He does want to keep this open to discuss farm directional signs. He would like to invite Tom Kalal and Mark Christensen to come and give their insights.

New Business

1. Application of Steve Carpenteri for Niantic Bay Inn, Inc., (aka Lyme Tavern) for a Special Permit for Outdoor Dining at property identified in the application as 229 W Main Street, Niantic, Connecticut. Assessor's Map 10.3, Lot 1.

Chairman Salerno 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.

Mr. Peck stated he found an issue in the Zoning Regulations that should be corrected. The distance of an alcohol retail business from a church. It says within 500 feet of a church in Section 20.20.3 and then in Section 20.20.8 it says 200 feet from a church. He remembers when the changes were made and it should be 200 feet and it should be consistent.

Mr. Mulholland stated he will correct that.

Mr. Peck also asked Mr. Mulholland about the changes that were discussed regarding the CDD.

Mr. Mulholland stated he is working on that.

Chairman Salerno asked to discuss the outdoor dining regulation. They approved the application tonight.

Mr. Mulholland stated this started at 600 square feet and then was increased to 1000 square feet. This is a relatively new regulation. It is good for business. He will write up some language and get it out to members.

Mr. Peck asked if they should set up a sub-committee.

Chairman Salerno stated they would and the members would be himself and Mr. Peck.

3. Zoning Official

Mr. Mulholland stated he has been busy. He discussed a conference that he recently spoke at.

4. Comments from Ex-Officio

There were no comments.

5. Comments from zoning board liaison to Planning Commission

There were no comments.

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. Donovan.

Motion Passed 6-0.

Respectfully Submitted,



**Karen Miller Galbo
Recording Secretary**