

**TOWN OF EAST LYME
ZONING COMMISSION
SPECIAL MEETING
JULY 29, 2010**

PUBLIC HEARING

Members Present:

Marc Salerno, Chairman
Mathew Walker
Edward Gada
Bill Dwyer, Alternate
James Liska, Alternate

Members Absent:

Rosanna Carabelas
Steve Carpenteri
Norm Peck, III
Bob Bulmer, Alternate

Chairman Salerno led the assembly in the Pledge of Allegiance

Alternate Bill Dwyer, and Alternate James Liska were seated as regular members by Chairman Salerno.

Public Delegations

There were no public delegations

Public Hearing

- 1. Application of KSM Enterprises Store Two LLC dba Five Guys Burgers and Fries, for a Special Permit for Outdoor Dining/Patio per East Lyme Zoning Regulation 20.27, at property identified in the application as 295 Flanders Road, East Lyme, Connecticut.**

Chairman Salerno stated the legal ad had run for this application.

Matt Walker read a memo from Zoning Officer, William Mulholland into the record.

Kevin Glazier presented the plan for KSM Enterprises Store Two LLC. He handed out copies of his plan (attached as Exhibit 1). The patio would be a little over 500 square feet and will be in front of the restaurant. They do not serve alcohol so this is a three year application. They will put a fence up around the patio. They will have a trash receptacle outside. Their hours are 11 a.m. to 10 p.m. They will have low intensity outside lighting, and if more is needed they will work with the town on that. They already have

FILED IN EAST LYME
Aug 2, 2010 AT 8:20 M^a
L. Blawie
EAST LYME TOWN CLERK

substantial parking, there are no problems with setbacks, they will have no outdoor entertainment, and they will have plain solid color umbrellas. They will have the same counter service as inside. They do want to have a speaker outside with low volume music. There will not be a calling system to the outside patio. The tables will be small bistro sized tables.

Mr. Dwyer stated he does not see a problem considering the area this business is in, it is not a residential area.

There were not public comments.

Motion (1) Mr. Gada moved to close the public hearing.

Seconded by William Dwyer.

Motion Passed 5-0-0.

- 2. Application of Fred Finn, Agent, for Maximum Inc dba Burke's Tavern, for a Special Permit for Outdoor Dining/Patio per East Lyme Zoning Regulation 20.27, at property identified in the application as 267-283 Main Street, Niantic, Connecticut (aka 13 Hope Street, Niantic, Connecticut.)**

This application has been continued until the next meeting.

- 3. Application of Christopher & Amy Leigh for a Special Permit to operate String Theory School of Music as property identified at 11 Freedom Way, Units D3 and D4, Niantic, Connecticut.**

Chairman Salerno stated the legal ad had run for this application.

Matthew Walker read a memo from William Mulholland into the record.

Amy Leigh presented the plan for the String Theory School of Music (attached as Exhibit 1) and discussed the parking spaces that are available to them. They will not be in huge competition to get parking spaces. They are presently in business in East Lyme and have had no complaints from any of their neighbors. They do have a "jam session" once a month, usually on Sundays from 2 to 4 and that gives the students an opportunity to play with their teachers.

William Dwyer stated he did not see any safety concerns.

Motion (2) Edward Gada moved to close the public hearing.

Seconded by William Dwyer.

Motion Passed 5-0-0.

4. Application of Nick & Rita Fokaidis for a Special Permit for Outdoor Dining/Patio per East Lyme Zoning Regulation 20.27 at property identified as 53 West Main Street, Niantic, Connecticut.

Chairman Salerno stated the legal ad had run for this application.

Rita Fokaidis presented the plans for the patio (attached as Exhibit 1.) This patio was supposed to be 20x30 but it may end up being smaller as the builder has found many boulders in the area. They do serve beer and wine. People will only be able to get to the patio from the inside of the restaurant. They have low intensity lighting right now and if that is not sufficient they will work with the town on that. This is a one year application because of the alcohol service, and the umbrellas will also be plain solid color. There will be a fence around the patio. Their hours are 10:30 to 9 Sunday through Thursday and 10:30 to 10:00 on Friday and Saturday. This will be a full service patio, and they would like low volume music through speakers and would like to have live acoustic guitar as well.

There was not public comment.

Chairman Salerno asked how many table they plan on having. Mrs. Fokaidis stated right now they are planning on 10, but it will depend on how big the patio ends of being.

Motion (3) Edward Gada moved to close the public hearing.

Seconded by William Dwyer.

Motion Passed 5-0-0.

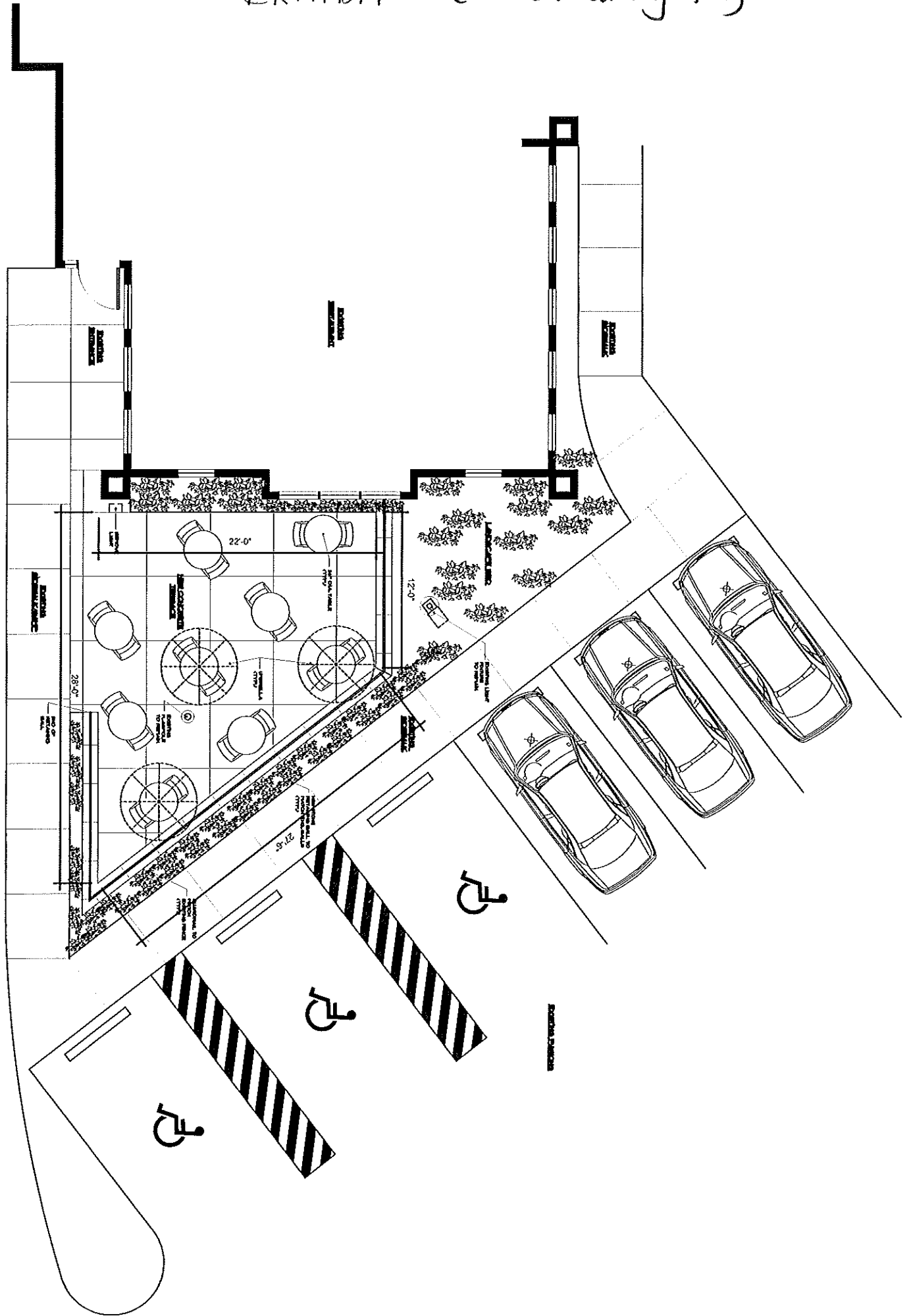
Respectfully Submitted,

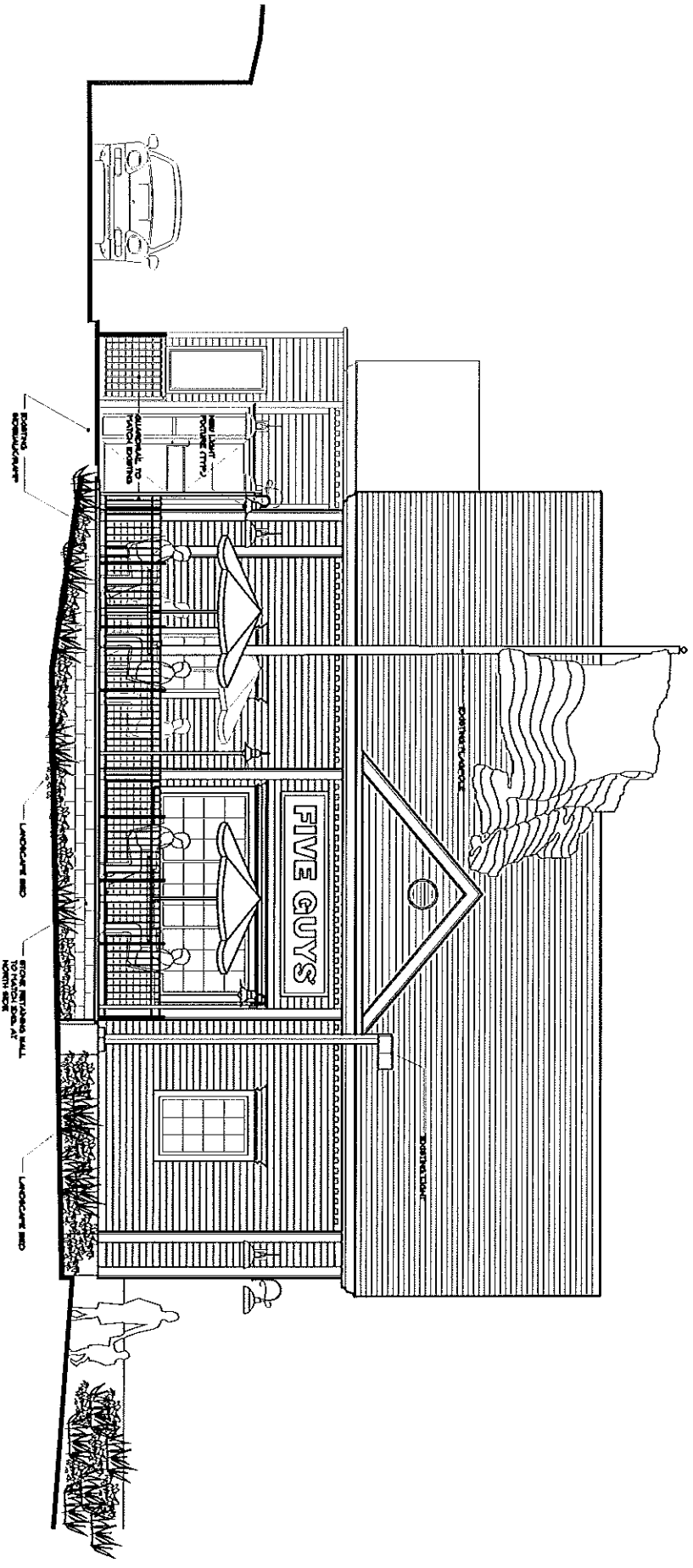


**Karen Miller Galbo
Recording Secretary**

Exhibit 1 (Public Hearing #1)

1 SITE PLAN
SCALE: 1/4" = 1'-0"



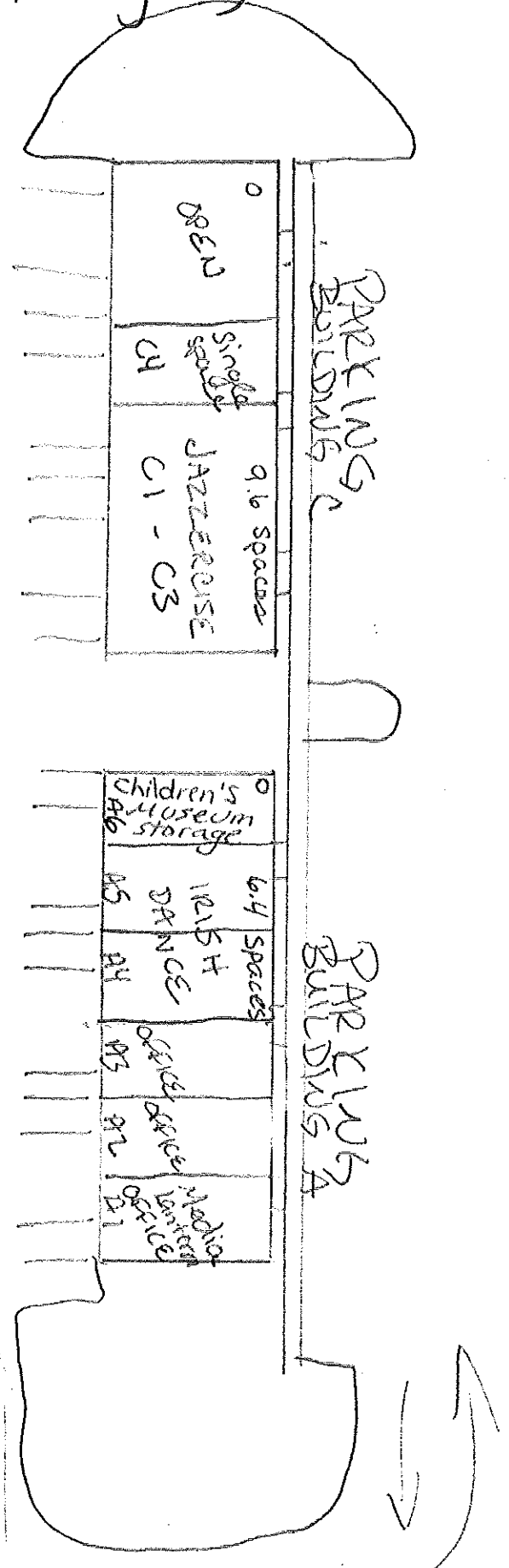


1

PROPOSED BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

Exhibit 1 (Public Hearing #3)



Building D = 26 Spaces
 - 2 single use
 24 Spaces

FOR USE BETWEEN CHURCH + STEWIS THEORY

FREEDOM WAY

11 Freedom Way Parking: Buildings A through D

All buildings have six units @ 800 square feet per unit.

Building A: 22 spaces Total used =19.2

Unit 1 – Media Lantern – Office Space – 3.2 spaces

Unit 2 – Unknown Use - Office Space – 3.2 spaces

Unit 3 – Unknown Use – Office Space – 3.2 spaces

Units 4 and 5 – Gray School of Irish Dance – 6.4 spaces

Unit 6 – Children’s Museum Storage – 3.2 spaces

Building B: 19 spaces Total used = 16

Unit 1 – Psychiatric office – Office Space – 3.2 spaces

Unit 2 - Open – Open – 0 spaces

Unit 3 – 6 – Candels Consulting – Office Space – 12.8 spaces

Building C: 18 spaces Total used = 10.6

Units 1 – 3 – Jazzercise – Studio – 9.6 spaces

Unit 4 – Signature Stair and Millwork (light industrial) – 1 space

Units 5 – 6 Open – 0 spaces

Building D: 26 spaces Total used = 22

Unit 1 – Single Use light industrial – 1 space

Unit 2 – Single Use light industrial – 1 space

Units 3 – 4 – Proposed String Theory School of Music – 10 spaces

Units 5-6 – New London Spiritualist Church – 10 ?

Exh # 7 (Public Hearing #4)
July 29, 2010

Town of East Lyme
Zoning Board

Dear Zoning Board Members,

My name is Rita Fokaidis. My husband Nick and I own Village Pizza and Grille, 53 West Main Street, Niantic. We would like to request a special permit to allow for a deck to be constructed on the east side of our restaurant. We believe this would help maintain and grow our business. Being that we are in a shoreline community, our town offers many outdoor activities and part of that is outside dining.

Please find included a site plan with the dimensions of 20 x 30 for the deck. It would be constructed of burgundy Trex decking. It is a combination of wood and plastic, preventing rotting and splitting, resisting moisture and insects with excellent traction. This would allow for optimum appearance.

The height of the rails would be 36 inches around the perimeter of the deck. Access on and off the deck would only be through the restaurant. We will be serving alcohol however the fencing would protect the public space area. Tables and chairs would be of wrought iron construction. The umbrellas would be 7-foot burgundy market umbrellas over each table, with no lettering. We currently have low intensity lighting off the building and also off the light post to the east of the building. At this time we are also requesting that speakers be permitted for music and occasional light live music.

Thank you for your time,

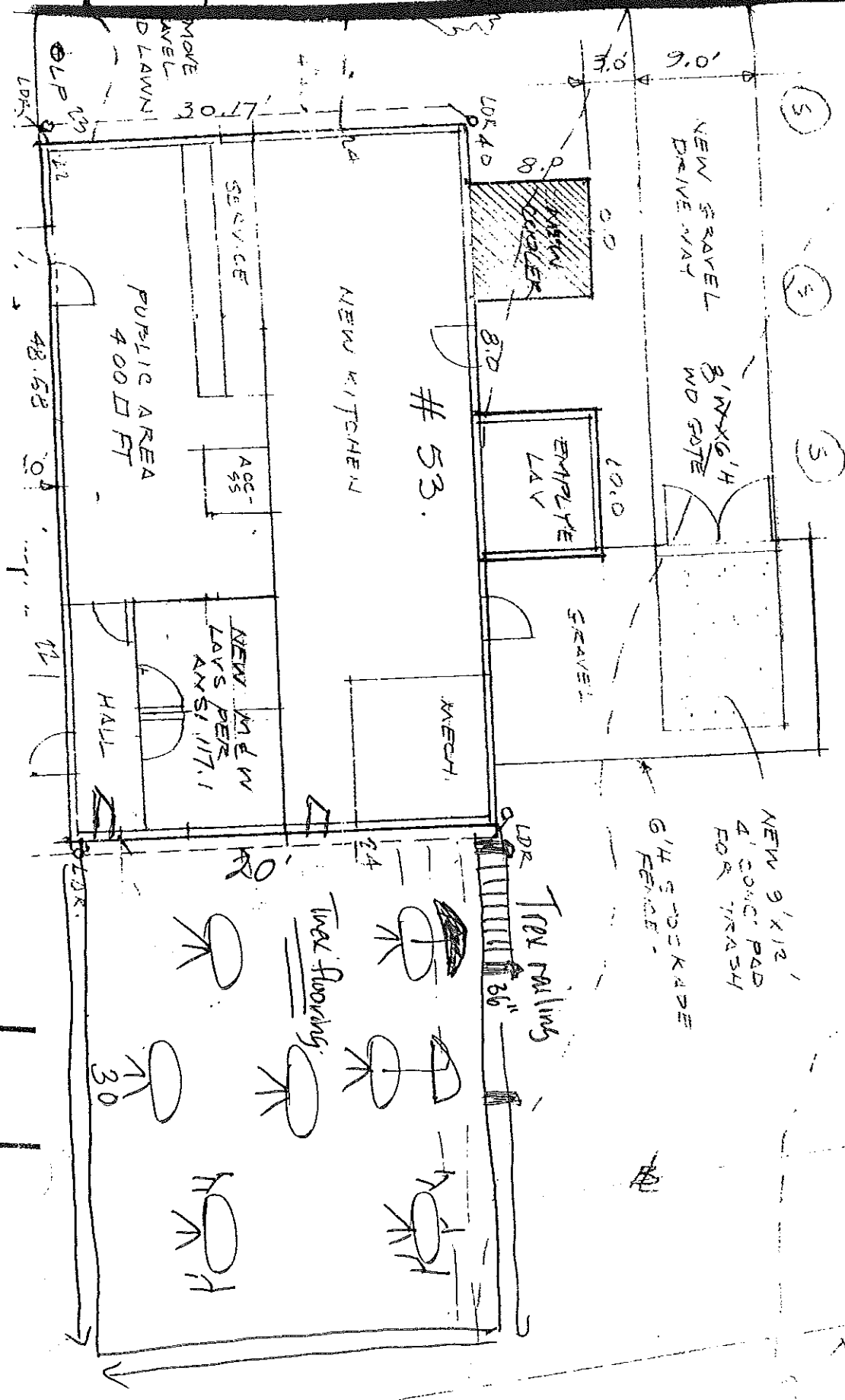
Rita Fokaidis

RESTORE LAWN

Village Pizza & Grille

205.70

N10°53'



MOVE LAWN
D LAWN

PUBLIC AREA
400 SQ FT

NEW KITCHEN

53

SERVICE

ACC-SS

NEW LAVS PER
AM S.I. 17.1

HALL

MECH

EMPLOYEE
LAV

GRVEL

NEW GRVEL
DRIVEWAY

NEW 8'X10' HD
GATE

NEW 9'X12'
CONC. PAD
FOR TRASH

6' H. SODI-KASE
FENCE

TREE PLANTING

Turf Flooring

30

36'

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THE BOARDWALK

