

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

**REGULAR MEETING**

**Members Present:**

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

FILED IN EAST LYME  
*Aug 2*, 2010 AT *8:20* <sup>a</sup>M

*L. A. Blais, ATC*  
EAST LYME TOWN CLERK

**Members Absent:**

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

- 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.**

Marc Salerno stated this does not involve alcohol, and it is a three year permit. They will have a fence, low intensity lighting, no outdoor entertainment except for low volume speakers.

**Motion (1) James Liska moved to Approve the Application of KSM Enterprises Store Two LLC dba Five Guys Burger 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 CT and to allow for low volume speakers.**

**Seconded by William Dwyer.**

**Motion Passed 5-0-0**

**Chairman Salerno stated this would be published on August 5, 2010 and would take effect on August 6, 2010.**

- 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 was continued to 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.**

Mr. Walker stated this is an existing business, the plan looks good and the presentation addressed parking issues.

Mr. Salerno agreed that parking was adequately covered.

**Motion (2) Matthew Walker moved to approve the Application of Christopher and Amy Leigh for a Special Permit to operate String Theory School of Music at property identified as 11 Freedom Way, Unit D3 and D4, Niantic, CT.**

**Seconded by James Liska.**

**Motion Passed 5-0-0.**

**Chairman Salerno stated this would be published on August 5, 2010 and would take effect on August 6, 2010.**

**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.**

Mr. Salerno stated this restaurant does serve alcohol and this is a one year application, they have also requested speakers with low volume music and live acoustic music.

**Motion (3) William Dwyer moved to approve the Application of Nick & Rita Fokaidis for a Special Permit for Outdoor Dining/Patio East Lyme Zoning Regulations 20.27 at property identified in the application as 53 West Main Street, Niantic, Connecticut with low volume speakers and acoustic guitar with no amplification.**

**Seconded by James Liska.**

**Motion Passed 5-0-0.**

**Motion (4) William Dwyer moved to adjourn the meeting at 8:15.**

**Seconded by James Liska.**

**Motion Passed 5-0-0.**

**Respectfully Submitted,**

A handwritten signature in black ink, reading "Karen Miller Galbo". The signature is written in a cursive style with a large, prominent initial "K".

**Karen Miller Galbo  
Recording Secretary**