

**PUBLIC HEARING I Thursday, FEBRUARY 5, 2009
EAST LYME ZONING COMMISSION
MINUTES**

The East Lyme Zoning Commission held a Public Hearing on the Application of Greg Dubrule for Blackhawk Sport fishing LLC for a Special Permit for a sign advertising/locating Blackhawk Sport fishing LLC at the western entrance of property identified in the application as Main Street (Cini Park) Niantic, CT on Thursday, February 5, 2009 at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT. Chairman Nickerson opened the continued Public Hearing and called it to order at 7:35 PM.

PRESENT: Mark Nickerson, Chairman, Marc Salerno, Acting Secretary,
Ed Gada, Norm Peck, Steve Carpenteri, William Dwyer, Alternate

ALSO PRESENT: Greg Dubrule, Applicant
William Mulholland, Zoning Official
Rose Ann Hardy, Ex-Officio

ABSENT: Rosanna Carabelas, Secretary, Bob Bulmer, Alternate,
Gregory Massad, Alternate

PANEL: Mark Nickerson, Chairman, Marc Salerno, Acting Secretary,
Ed Gada, Norm Peck, Steve Carpenteri, William Dwyer, Alternate

Pledge of Allegiance

The Pledge was observed.

Public Hearing I

1. Application of Greg Dubrule for Blackhawk Sport fishing LLC for a Special Permit for a sign advertising/locating Blackhawk Sport fishing LLC at the western entrance of property identified in the Application as Main Street (Cini Park) Niantic, CT

Chairman Nickerson said that the Legal Ad for this application had run in The Day on January 9, 2009 and January 19, 2009.

He then asked Marc Salerno, Acting Secretary to read the correspondence into the record.

Mr. Salerno read the following correspondence:

.. Memo dated 1/22/09 to Mark Nickerson, Chairman EL Zoning Commission from Paul M. Formica, First Selectman – Re: Black Hawk Fishing Freestanding Sign on Town Property – noting that at a recent Board of Selectmen meeting that the sign on Town Property was discussed and it was voted that there was no objection to placement on Town Property if the Zoning Commission approves it.

.. Memo dated 2/5/09 to the East Lyme Zoning Commission from Wm. Mulholland, Zoning Official – Re: Special Permit Application/Black Hawk – noting that the proposed location of the sign is on Town property near the entrance to Cini Park, off of Main St. /Rte. 156 and that the Zoning regulations under Section 18.1.12.8 allow off premises business etc. advertising signs by Special Permit.

Mr. Nickerson called upon the applicant or their representative for a presentation of this application.

Mr. Dubrule said that there was a sign there and that it was there for years and then the State took it away all for a sudden and when he put up another one, they took that one also. He said that he needs to have a sign there so that people will find his business as he has seen the difference in business being without the sign and has lost considerable business.

Mr. Gada asked what kind of numbers they put together regarding business with the sign vs. business without the sign.

Mr. Dubrule said that he did not go that far into the analogy and added that he tried to put small signs but that also presented a noticeable difference in business. He said that they could ask the people who run the Package Store as they have told him that they get literally 100's of requests regarding the location of Cini Park. People get over the bridge before they realize that they have passed it without the sign there.

Mr. Nickerson called three times for comments from the public, in favor, against or neutrally on this application –

Hearing none –

Mr. Nickerson asked if the Commissioners had any other questions –

Hearing none –

Mr. Nickerson called for a motion to close this Public Hearing.

****MOTION (1)**

Mr. Salerno moved that this Public Hearing be closed.

Mr. Gada seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Mr. Nickerson closed this Public Hearing at 7:47 PM.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary