

TOWN OF EAST LYME

ZONING COMMISSION

JUNE 24, 2015

REGULAR MEETING MINUTES

Members Present:

Matthew Walker, Chairman  
William Dwyer  
Norm Peck  
Terence Donovan  
George McPherson  
Peter Lukas, Alternate (Entered at 7:10 p.m., Did not Sit)

FILED IN EAST LYME  
CONNECTICUT  
June 29, 2015 AT 9:35 (AM/PM)  
Brad D. Sturtevant ATC  
EAST LYME TOWN CLERK

Members Absent:

Matthew Kane  
James Liska, Alternate  
Shawn Singer, Alternate

Also Present:

Bill Mulholland, Zoning Officer  
Rita Franco-Palazzo, Planning Representative

1. APPLICATION OF TODD SAKOWSKI, TO AMEND THE EAST LYME ZONING REGULATIONS SECTION 1.79, 9.2.10, 20.20.8 AND 25.5 TO PERMIT THE OPERATION OF A TAPROOM BREWERY

Mr. Dwyer suggested we investigate other towns that have breweries, he did research online and there was some information about obnoxious odors. He would like to find out more.

Mr. Donovan stated the applicant mentioned the odor from spent grain, and that would be taken away daily from Cranberry Meadow Farm.

Mr. Dwyer stated he would like to look at the zoning regulations in other towns.

Mr. Donovan stated they would have to come for a Special Permit anyway.

Mr. Mulholland stated the next meeting is July 9<sup>th</sup>, the applicant can provide us with additional information, and the Commission could possibly go visit other breweries.

Mr. Peck stated the alternate would be a one year permit.

Mr. Mulholland stated the one year permit creates anxiety and risk to the applicant. This is a big financial commitment.

Mr. Donovan stated he understands the concerns about odor. He would like to get more information and see the final re-wording of the proposed amendment.

Mr. Mulholland stated he can sit down with the applicant and this can be continued to the July 9<sup>th</sup> meeting. He wants to move forward in September. We could possibly have a Special Meeting to help him out.

Chairman Walker stated this is a unique application and we want to do our due diligence. We will continue this to the July 9<sup>th</sup> meeting.

**2. APPLICATION OF JULIE SMART, FOR SMARTY'S, FOR A SPECIAL PERMIT FOR OUTDOOR DINING AT PROPERTY IDENTIFIED IN THE APPLICATION AS 215 MAIN STREET, NIAN TIC**

Chairman Walker stated this is an inviting atmosphere.

Mr. Donovan stated the landlord won't let him go past 10:00 p.m.

**Motion (1)** Mr. Donovan moved to approve the application of Julie Smart, for Smarty's, for a Special Permit for Outdoor Dining at property identified in the application as 215 Main Street, Niantic with the following conditions:

1. Light amplification music;
2. Entertainment not to exceed 10:00 p.m. on Fridays, Saturdays, and Sundays of long holiday weekends.

Seconded by Mr. McPherson.

Motion Passed 5-0.

**3. APPLICATION OF DAVID J. HAYLON, JR, FOR HAYLON'S DELI, FOR A SPECIAL PERMIT FOR FAST FOOD RESTAURANT AT PROPERTY IDENTIFIED IN THE APPLICATION AS 157 W MAIN STREET, NIAN TIC**

**\*\*Mr. Peck recused himself for this item.**

Chairman Walker stated this sounds like it will be a real asset to the Community and people will flock there.

**Motion (2)** Mr. McPherson moved to approve the application of David J. Haylon, Jr. for Haylon's Deli, for a Special Permit for Fast Food Restaurant at property identified in the application as 157 West Main Street, Niantic.

Seconded by Mr. Dwyer.

Motion Passed 4-0.

**\*\*Mr. Peck returned to the meeting.**

4. APPLICATION OF PATRICK & LORI MASSEY, FOR A SPECIAL PERMIT FOR FAST FOOD RESTAURANT AT PROPERTY IDENTIFIED IN THE APPLICATION AS 44 BLACK POINT ROAD, NIAN TIC

Chairman Walker stated this is a small modification. He thinks this looks positive.

**Motion (3) Mr. Donovan moved to approve the application of Patrick & Lori Massey, for a Special Permit for Fast Food Restaurant at property identified in the application as 44 Black Point Road, Niantic.**

**Seconded by Mr. Dwyer.**

**Motion Passed 5-0.**

**Motion (4) Mr. Donovan moved to adjourn the meeting at 7:35 p.m.**

**Seconded by Mr. McPherson.**

**Motion Passed 5-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**

