

Town of East Lyme
Zoning Commission
April 16, 2015
Public Hearing Minutes

MEMBERS PRESENT:

Matthew Walker, Chairman
Matthew Kane
Terence Donovan
Norm Peck
William Dwyer
George McPherson
Peter Lukas, Alternate (Sat for Item #1 & #6 of the Public Hearing)
Shawn Singer, Alternate

ABSENT:

James Liska, Alternate
Bill Mulholland, Zoning Officer

ALSO PRESENT:

Holly Cheeseman, Ex-Officio
Rita Palazzo, Planning Liaison

CALL TO ORDER

The Public Hearing was called to order at 7:29 PM.

PLEDGE OF ALLEGIANCE

Chairman Walker led the assembly in the Pledge of Allegiance and welcomed the audience.

Mr. Peck recused himself from Public Hearing #1.

PUBLIC DELEGATIONS

There were none.

PUBLIC HEARING

FILED IN EAST LYME
CONNECTICUT
Apr 21 2015 AT 2:00 AM/PM
Matthew Walker
EAST LYME TOWN CLERK

1. Application of North Road Properties/Wave Construction Group for a Special Permit, for a contractor/trade service facility at property identified in the application as 7 Capital Drive, East Lyme Assessor's Map 09.0 lot 22.

Mr. Walker noted for the record that a legal advertisement was run on this item.

Mr. McPherson read a memo from Mr. Mulholland.

The applicant, David Keatley of 54 Niantic River Road, Waterford came forward to answer any questions the Commission had. He stated that the Application directly reflects their intended use for the property.

Mr. Donovan asked what would be stored in the building and Mr. Keatley said that it will mostly be industrial welding equipment and clarified that no hazardous waste will be stored on the premises.

Mr. Walker stated that the application looks straightforward.

Mr. McPherson asked if there would be any stockpiling of material outside and Mr. Keatley said no.

There were no public comments in favor, against, or neutral.

- **Motion (1) Mr. McPherson moved to close the Public Hearing.**
Mr. Donovan seconded the motion.
Vote: 6-0-0. Motion passed.

Mr. Peck rejoined the Commission. Mr. Lukas returned to the audience.

2. Application of the East Lyme Parks & Recreation Department for placement of a 32'x32' gazebo at Bride Brook Park, Niantic.

Mr. Walker noted for the record that a legal advertisement was run on this item.

Mr. McPherson read a memo from Mr. Mulholland.

Parks & Rec employee Mike McDowell of 114 Giants Neck Road, came forward to speak on behalf of Parks & Rec Director Dave Putnam.

Mr. McDowell pointed out the lightning protection kit that will accompany the gazebo.

Mr. McPherson asked if the gazebo will have lights, Mr. McDowell said not initially but if desired, they could be added at a later date.

Mr. Kane asked if there will be picnic tables and Mr. McDowell said yes.

Mr. Terrance asked what the gazebo will be made of and Mr. McDowell explained that it will be a steel construction maroon in color with grey asphalt shingles over a concrete pad foundation.

Mr. Peck expressed concern over wind velocity questioning what the gazebo is rated for. Mr. McDowell said that he could check with Mr. Putnam. Mr. McPherson observed that if the gazebo was anchored properly it should be fine. Mr. Peck stated that the gazebo appears light and the roof looks like it could be a "wing" given the right wind conditions.

There were no public comments in favor, against, or neutral.

- **Motion (2) Mr. Peck moved to close the Public Hearing.**
Mr. Dwyer seconded the motion.
Vote: 6-0-0. Motion passed.

3. Application of Steve Carpenteri for Niantic Bay Inn, Inc, (aka Lyme Tavern), for renewal of a Special Permit for Outdoor Dining at 229 W Main Street, Niantic.

Mr. Walker noted for the record that a legal advertisement was run on this item.

Mr. Walker stated that he did not think it was necessary for Mr. Carpenteri to do a presentation since it is a renewal. Mr. Carpenteri said nothing has changed.

There were no public comments in favor, against, or neutral.

Mr. Walker stated that Mr. Mulholland told him that there have been no complaints or issues on this permit.

Mr. Kane stated that he wanted to go on the record that is the one application for outside dining that he always sees a sign for; whatever conditions the Commission requires of the applicant they are always met. This is a good example for all.

- **Motion (3) Mr. McPherson moved to close the Public Hearing.**
Mr. Dwyer seconded the motion.
Vote: 6-0-0. Motion passed.

4. Application of Harry and Trifonas Loginidis d/b/a Family Pizza for a renewal of a Special Permit for Outdoor Dining at property identified in the application as 233 Main Street, Niantic.

Mr. Walker noted for the record that a legal advertisement was run on this item.

The applicant was not present.

There were no public comments in favor, against, or neutral.

- **Motion (4) Mr. Donovan moved to close the Public Hearing.**
Mr. Dwyer seconded the motion.
Vote: 6-0-0. Motion passed.

5. Application of Teddy Ignatiadis for Main Street Grille, renewal of Special Permit for Outdoor Dining at 252 Main Street, Niantic.

Mr. Walker noted for the record that a legal advertisement was run on this item.

The applicant was not present.

There were no public comments in favor, against, or neutral.

Mr. Donovan stated that he remembers there being an issue last year regarding advertisements on the umbrellas when they should be plain. He added that this might be the time for a friendly reminder in case the issue has not been rectified. Mr. Walker said that he would mention it to Mr. Mulholland.

- **Motion (5) Mr. Donovan moved to close the Public Hearing.**
Mr. McPherson seconded the motion.
Vote: 6-0-0. Motion passed.

6. Application of Kostas Anastasiou, for renewal of a Special Permit for Outdoor Dining at 26 W Main Street, Niantic.

Mr. Peck recused himself from Public Hearing #6. Mr. Lukas sat as a regular member for this Public Hearing.

Mr. Walker noted for the record that a legal advertisement was run on this item.

The applicant was not present.

Mr. Donovan clarified that the applicant has not done anything for dining and is merely keeping it open so he does not have to go through the entire process again in the future. Mr. Walker confirmed this.

There were no comments in favor, against, or neutral.

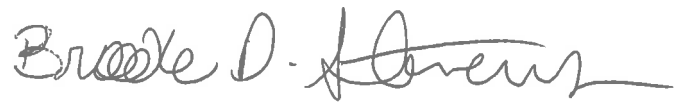
- **Motion (6) Mr. Donovan moved to close the Public Hearing**

Mr. McPherson seconded the motion.

Vote: 6-0-0. Motion passed.

Mr. Peck rejoined the Commission. Mr. Lukas returned to the audience.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Brooke D. Stevens". The signature is written in black ink and is positioned above the printed name and title.

Brooke D. Stevens
Recording Secretary

