

TOWN OF EAST LYME
ZONING COMMISSION
JANUARY 8, 2015
REGULAR MEETING MINUTES

Members Present:

Matthew Walker, Chairman
Terence Donovan
Norm Peck
Marc Salerno
George McPherson
Matthew Kane
Peter Lukas, Alternate (Did Not Sit)
William Dwyer, Alternate (Did Not Sit)

FILED IN EAST LYME
CONNECTICUT
Jan 13, 2015 AT 9:30 AM PM
William Dwyer, Jr.
EAST LYME TOWN CLERK

Members Absent:

James Liska, Alternate

Also Present:

Bill Mulholland, Zoning Officer
Holly Cheeseman
Mark Nickerson, First Selectman
Ed O'Connell, Town Attorney
Mark Zamarka, Town Attorney

Chairman Walker moved Item 2 to Item 1 with no objection.

1. APPLICATION OF STEVE TURNER, FOR A SPECIAL PERMIT FOR OUTDOOR DINING AT 374 MAIN STREET, NIAN TIC

Mr. Donovan stated this sounds good, and reminded Mr. Turner that no banners can hang from the lights.

Mr. McPherson stated this looks like it will have a nice ambiance.

Mr. Salerno stated this looks well designed, and will be a wonderful addition to downtown.

Mr. Mulholland stated the parking overlay allowed this to happen.

Chairman Walker stated it looks like an inviting atmosphere, and will be a great addition.

Motion (1) Mr. Salerno moved to approve the application of Steve Turner, for a Special Permit for Outdoor Dining at property identified in the application as 374 Main Street, Niantic, Connecticut.

Conditions:

- 1) Last seating at 10:00 p.m.
- 2) No outdoor music or speakers.

Seconded by Mr. McPherson.

Motion Passed 6-0.

This will be published next Thursday the 15th and will become effective on Friday the 16th.

2. EXECUTIVE SESSION – PENDING LITIGATION

Chairman Walker invited Attorney Zamarka, Attorney O’Connell, Mr. Nickerson and Mr. Mulholland to enter Executive Session with the Commission to discuss pending litigation.

The members returned at 8:25 with no action taken.

Mr. Nickerson stated he started on this Zoning Commission, he would like to have a flow of communication with everyone. He thanked the members for their service, and they should feel free to contact him.

Chairman Walker wished him good luck in his new position.

3. REQUEST OF JAMES BRAHM TO REBUILD CUPOLA AT 314 FLANDERS ROAD TO REPAIR LEAKS

This item is not going forward tonight.

4. ZONING COMMISSION LIAISON TO PLANNING SCHEDULE 2015

The members reviewed the schedule.

5. BUDGET FY 15/16

Mr. Mulholland reviewed the budget with the Commission. It is the same budget as last year, except for salaries.

Motion (2) Mr. Salerno moved to approve the Fiscal Year 2015/2016 budget as presented.

Seconded by Mr. Donovan.

Motion Passed 6-0.

6. APPROVAL OF MINUTES OF DECEMBER 4, 2014

Motion (3) Mr. Salerno moved to approve the Regular Meeting Minutes of December 4, 2014.

Seconded by Mr. Peck.

Motion Passed 5-0-1 (Mr. Kane abstained)

NEW BUSINESS

1. ANY BUSINESS ON THE FLOOR, IF ANY BY THE MAJORITY VOTE OF THE COMMISSION

There was no business on the floor.

2. ZONING OFFICIAL

Mr. Mulholland stated they have been busy. Gateway is moving along. Bill Heenan is putting up his second building. Subway opened up. There is an addition going up on the old Pizza Cucina building. There has been no action at Norton's. The 38 Hope Street middle building is up, it is big, but this Commission did a good job of taking the 4th floor off. Kumon is getting a tenant and they are renovating.

3. COMMENTS FROM EX-OFFICIO

Ms. Cheeseman stated there was a Special Town Meeting to appropriate money to settle litigation. Last night the Board of Selectmen had a regular meeting, they appointed Mr. Nickerson as First Selectman, Mr. Seery as Deputy First Selectman, and herself as Second Deputy First Selectman, they had a presentation by the Town Historian on the Loving Parting Day 350th anniversary, they performed budget transfers, they determined their Ex-Officio list, and approved a MOU between the Town and Tom Smith.

Mr. Nickerson stated Mr. Salerno will do great things on the Board of Selectmen.

Mr. Salerno stated he has been on this Commission for 13 years. He complimented the members of this Commission and staff for their hard work.

4. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION

Mr. Peck stated the Planning Commission approved a subdivision in the Industrial Park. He was pleased to see that they considered archeological possibilities, and was glad they are keeping that in mind.

5. COMMENTS FROM CHAIRMAN

Chairman Walker thanked Mr. Salerno for his service on this Commission, he always put forth his best effort and was very thorough.

6. ADJOURNMENT

Motion (4) Mr. Salerno moved to adjourn the meeting at 8:55 p.m.

Seconded by Mr. McPherson.

Motion Passed 6-0.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Karen Miller Galbo". The signature is written in a cursive, flowing style.

**Karen Miller Galbo
Recording Secretary**