

TOWN OF EAST LYME
ZONING COMMISSION
SEPTEMBER 17, 2015
PUBLIC HEARING MINUTES

Members Present:

Matthew Walker, Chairman
Terence Donovan
William Dwyer
George McPherson
Shawn Singer, Alternate (Sat for Public Hearing)
James Liska, Alternate (Sat for Public Hearing)

FILED IN EAST LYME
CONNECTICUT
Sept 22 2015 AT 8:25 AM PM
Allen Yalman
EAST LYME TOWN CLERK

Members Absent:

Norm Peck
Matthew Kane
Peter Lukas, Alternate

Also Present:

Bill Mulholland, Zoning Officer
Holly Cheeseman, Ex-Officio
Mark Nickerson, First Selectman
Rita Franco-Palazzo, Planning Representative

1. CALL TO ORDER

Chairman Walker called the Public Hearing to order at 7:30 p.m.

2. PLEDGE OF ALLEGIANCE

Chairman Walker led the assembly in the Pledge of Allegiance.

Chairman Walker sat Mr. Singer as a regular member for the Public Hearing and the Regular Meeting immediately following.

3. PUBLIC DELEGATIONS

There were no public delegations.

PUBLIC HEARING

1. APPLICATION OF THEODORE A. HARRIS FOR A PROPOSED REGULATION CHANGE FOR A PROPOSED BREW PUB REGULATION (LI ZONE)

Chairman Walker confirmed the legal advertisement ran on this item.

Mr. McPherson read a letter from James Rabbitt of SECCOG Regional Planning Commission.

Mr. McPherson read a memo from Marcy Balint of DEEP.

Chairman Walker sat Mr. Liska as a regular member for the Public Hearing and the Regular Meeting immediately following.

Mr. McPherson read a letter from the East Lyme Planning Commission.

Attorney Theodore Harris stated this is a national trend and this Commission recently enacted a Regulation for the Commercial Zone. This application is for the LI Zone. Groton has a brew pub similar to what is proposed. They have proposed a new definition in the definition section of the Regulations. This would primarily be a manufacturing facility. The parking proposal is a standard for brew pubs. There are limited hours. A lot of the business would involve buying and consumption off site. It is low impact in terms of the number of people. Also, this doesn't propose to relax the distance, so there won't be a multitude of these. There are restrictions on quantities in the State Liquor Control Regulations. If the Commission feels service of anything other than beer or wine is no appropriate they would not have anything against them limiting that.

Mr. Donovan asked if there is a limit on what they can manufacture.

Attorney Harris stated there is no specific limit, but if they exceed 5000 gallons they would need to apply for a more expensive permit through the State.

Mr. Donovan asked how this differs from a tap room.

Attorney Harris stated this would allow the service of food. They would have other beers as well.

Mr. Mulholland stated the LI Zones are in the area of Liberty Way, Camp Niantic, Colton Road, Industrial Park Road, and a small piece of Boston Post Road.

Mr. Mulholland suggested the members read the State Liquor Laws.

Attorney Harris handed the members subsections of the Liquor Laws. He stated they have no problem if they want to limit this to beer and wine. He stated he can come back to the next meeting with a revision.

Mr. Donovan stated it is too broad to approve it as written now.

Attorney Harris stated he is happy to come back with a re-draft.

Mr. Donovan stated he suggests no liquor.

Chairman Walker stated having this in the LI Zone has worked out well in Groton.

Attorney Harris stated he will sit down with his client.

Mr. Mulholland suggested they continue this without taking public comment as the new amendment will be different.

Chairman Walker stated this item will be continued.

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**