

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

The East Lyme Zoning Commission held a Public Hearing on the Application of Tsiropoulos Holdings LLC for a Special Permit (mixed-use) to construct an apartment over an existing business at 167 Main Street, Niantic, CT on Thursday, November 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 7:30 PM.

**PRESENT:** Mark Nickerson, Chairman, Rosanna Carabelas, Secretary, Marc Salerno, Ed Gada, Norm Peck, Steve Carpenteri

**ALSO PRESENT:** Bobby Moisiadis, representing the applicant  
Bob Bulmer, Alternate  
William Dwyer, Alternate  
William Mulholland, Zoning Official

**ABSENT:** No One

**PANEL:** Mark Nickerson, Chairman, Rosanna Carabelas, Secretary, Marc Salerno, Ed Gada, Norm Peck, Steve Carpenteri

**Pledge of Allegiance**

The Pledge was observed.

**Public Hearing I**

**1. Application of Tsiropoulos Holdings LLC for a Special Permit (mixed-use) to construct an apartment over an existing business at 167 Main Street, Niantic, CT**

Chairman Nickerson opened the continued Public Hearing and asked if anyone had a conflict of interest with regard to this application. No one did.

Ms. Carabelas noted that she was up to speed with this application.

Mr. Nickerson noted that the legal ad for this Public Hearing had run in The Day on September 18, 2009 and September 28, 2009.

He then asked that Ms. Carabelas read the correspondence into the record.

Ms. Carabelas, Secretary read the following correspondence into the record:

- Letter dated 11/5/09 to EL Zoning Commission from William Mulholland, Zoning Official – Re: Special Permit Application/Mixed Use, 167 Main Street - noting that the applicant is applying for a special permit to construct an apartment over an existing business and that the use is permitted under Section 9.2.3 of the zoning code. The apartment would require three parking spaces.

Mr. Nickerson called for the applicant or their representative to present this application.

Bobby Moisiadis, said that he is representing the applicant and that he is an Engineer by trade. When designing this project they considered the budget that they had to work with and the nautical theme

concept to fit in with the rest of the Town. They have maintained the existing structure as it is and have gone straight up and added a weathervane at the top to go with the nautical theme. The apartment will have two bedrooms and the deck that wraps around will go with the apartment. There are doors to access the apartment in front and from the side. They are able to accommodate the three parking spaces that they would need for the apartment and they have placed them in the back of the Skippers Restaurant. They have 17 parking spaces plus the three in back for the apartment for a total of 20 spaces.

Ms. Carabelas asked about the egress.

Mr. Mulholland said that is addressed in the building aspect and through the fire codes.

Mr. Peck asked if more windows could be added to the east side elevation.

Mr. Moisiadis said that he thought that they could work on that side and add more windows.

Mr. Mulholland said that he would work with them on that.

Mr. Salerno asked about the siding that would be put on the addition and if it would be the same as what is there now.

Mr. Moisiadis said that they would match the existing siding and would do it tastefully should they find that the color lots have changed a bit from the time that the restaurant was done.

Ms. Carabelas noted that the plantings in the front of the restaurant are very pleasing and asked if any of them would be changed.

Mr. Moisiadis said no – all of the plantings would remain as they are and they may add some.

Mr. Nickerson called for comments from the Public on this application –

Hearing none –

He asked if the Commission had any other questions –

Hearing none -

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

**\*\*MOTION (1)**

**Mr. Salerno moved to close this Public Hearing.**

**Ms. Carabelas seconded the motion.**

**Vote: 6 – 0 – 0. Motion passed.**

Mr. Nickerson closed this Public Hearing at 7:53 PM.

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary