

EAST LYME ZONING COMMISSION
PUBLIC HEARING V
Thursday, August 3, 2006
MINUTES

Aug 7 20 06 at 2 ^{AM} _{PM}
Esther B. Williams
EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Public Hearing on the application of Rosanne DelBiondo for a Special Permit to operate an indoor recreation center at property identified in the application as 11 Freedom Way, Units C1, C2 & C3, Niantic, Connecticut. East Lyme Assessor's Map 9.0, Lot 27, on August 3, 2006 at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT.

PRESENT: Mark Nickerson, Chairman, Pamela Byrnes, Norm Peck,
Ed Gada, Mark Salerno, Joe Barry, Alternate, Bob Bulmer,
Alternate

ALSO PRESENT: William Mulholland, Zoning Official
Rosanne DelBiondo, Applicant

ABSENT: Rosanna Carabelas

PANEL: Mark Nickerson, Chairman, Ed Gada, Pamela Byrnes,
Mark Salerno, Bob Bulmer, Alternate, Joe Barry,
Alternate

Pledge of Allegiance

The Pledge was observed.

Public Delegations (NONE)

Mr. Nickerson called for anyone from the public who wished to address the Commission on subject matters not on the Agenda.

Public Hearing V

1. Application of Rosanne DelBiondo for a Special Permit to operate an indoor recreation center at property identified in the application as 11 Freedom Way, Units C1, C2 & C3, Niantic, Connecticut.

Mr. Nickerson read a letter from Zoning Commission dated August 3, 2006.

Mr. Peck abstained from this application. Mr. Barry joined the panel.

Ms. DelBiondo explained Jazzercise. Ms. DelBiondo stated that she is looking at an area of 2400 square feet. Peak hours are 8:30-10:30 am and 4-6:30pm. Average class size is 15 students.

Ms. DelBiondo stated that there is ample parking and discussed the parking spaces.

Ms. DelBiondo submitted a letter from Rocky Neck Machine, (labeled **Exhibit 1**).

Ms. DelBiondo submitted a letter from Howell Wood, owner of Tri Com, (labeled **Exhibit 2**).

These letters state that other business owners are willing to give Ms. DelBiondo use of some of their parking spaces.

Ms. DelBiondo submitted brochures to the panel with details of Jazzercise, (labeled **Exhibit 3**).

Mr. Nickerson inquired as to the maximum class size.

Ms. DelBiondo stated it could be 30 people.

Mr. Nickerson inquired as to the busiest day.

Ms. DelBiondo stated that the busiest day is Monday and Wednesday nights.

Mr. Nickerson inquired as to where exactly this location is in the park.

Ms. DelBiondo showed the area on the site plan. Ms. DelBiondo showed where the parking spaces are located, and where the classes will be held.

Ms. DelBiondo stated that Jazzercise raises money for breast cancer and that the monies raised stays in our area.

Mr. Nickerson asked the panel if there were any questions.

Mr. Barry is concerned about the number of parking spaces, should the other businesses close that have offered Ms. DelBiondo spaces.

Ms. DelBiondo feels that there is adequate parking, with or without these other spaces.

Mr. Barry stated that there are rules and regulations regarding the number of spaces needed per footage. You cannot allow businesses to run on promises from other businesses.

Ms. DelBiondo stated that she is concerned as well, and spoke to the other businesses who are there for the long term.

Mr. Nickerson stated that we know the letters submitted on behalf of Ms. DelBiondo are not real testimonies.

Mr. Mulholland stated that there are also overhead doors and asking for additional parking is not necessary.

Ms. DelBiondo stated that she will not be using the overhead doors.

Mr. Nickerson asked for public comments: those in favor, those opposed, and those neutral. There were none.

***MOTION (1)**

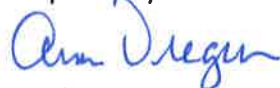
Mr. Salerno moved that this Public Hearing be closed.

Ms. Byrnes seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Public Hearing adjourned.

Respectfully submitted,



Ann Dreger

Recording Secretary

Kelly Services, Inc.

Aug 7 20 06 at 2 AM PM
Esther B. Williams
EAST LYME TOWN CLERK

**EAST LYME ZONING COMMISSION
PUBLIC HEARING VI
Thursday, AUGUST 3, 2006
MOTIONS**

The East Lyme Zoning Commission held a Public Hearing on the Application of John Cordock for a Special Permit to operate a fast food restaurant at property identified in the application as 217 Boston Post Road, East Lyme, Connecticut. East Lyme Assessor's Map 30.2, Lot 63, on August 3, 2006 at Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut. Chairman Nickerson opened the Public Hearing and called it to order at 7:30PM.

Present: Mark Nickerson, Chairman, Ed Gada, Pamela Byrnes, Marc Salerno, Norm Peck, Joe Barry, Alternate, Bob Bulmer, Alternate

Absent: Rosanna Carabelas, Secretary

Also Present: John Cordock, Applicant
William Mulholland, Zoning Official

Panel: Mark Nickerson, Chairman, Ed Gada, Pamela Byrnes, Marc Salerno, Norm Peck, Bob Bulmer, Alternate

Public Hearing VI

1. Application of John Cordock for a Special Permit to operate a fast food restaurant at property identified in the application as 217 Boston Post Road, East Lyme, Connecticut. East Lyme Assessor's Map 30.2, Lot 63.

****MOTION (1)**

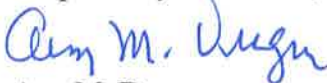
Mr. Salerno moved to close the Public Hearing.

Ms. Byrnes seconded the motion.

Vote: 6-0-0 Motion passed.

The Public Hearing was closed at 11:17PM.

Respectfully Submitted,



Ann M. Dreger
Recording Secretary
Kelly Services, Inc.