

**EAST LYME ZONING COMMISSION
REGULAR MEETING
Thursday, FEBRUARY 3rd, 2005
MINUTES**

PRESENT: Mark Nickerson, Chairman, Rosanna Carabelas,
Secretary, Ed Gada, Norm Peck, Pamela Byrnes,
William Dwyer, Alternate

FILED IN EAST LYME TOWN
CLERK'S OFFICE

ALSO PRESENT: William Mulholland, Zoning Official
William Henderson, Alternate

Feb 14 20 05 at 2:10 AM
PM
Esther B. Williams
EAST LYME TOWN CLERK

ABSENT: Shawn McLaughlin, Marc Salerno, Alternate

1. Call to Order

Chairman Nickerson called the Regular Meeting of the Zoning Commission to order at 11:59 PM immediately following the four previously scheduled Public Hearings.

Public Delegations

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

There were no delegations.

2. Acceptance of Minutes of December 2, 2004 Regular Meeting, January 6, 2005 Public Hearing I and Regular Meeting Minutes and January 20, 2005 Public Hearing I and Regular Meeting Minutes

Due to the lateness of the hour it was decided that the acceptance of these minutes would be tabled until the next meeting of the Commission on February 14, 2005.

3. Application of Theodore A. Harris agent for "Mike's Famous of Niantic" for Special Permits for Regional Shopping, Restaurant and Repair Station at property identified in the Application as 15 Industrial Park Road, East Lyme, Lot 2 on East Lyme Assessor's Map 26.1

This Public Hearing had just been closed.

4. Application of Donald Sherman for a Special Permit to allow an "Auto Sales Agency" at 218 & 222 Flanders Road, Niantic, Lots 23 & 24 on East Lyme assessor's Map 26.1

This Public Hearing was continued to February 14, 2005.

5. Application of Theodore A. Harris for Special Permit for golf course residential accessory use pursuant to Section 12.1.4A of the East Lyme Zoning Regulations at property described in the application as 38 Holmes Road, East Lyme, Connecticut. East Lyme Assessor's Map 57.0, Lot 29.

This Public Hearing was continued to February 14, 2005.

6. Application of Jeffrey McNamara for a change of Zone from R-10 to CB Commercial for property identified in the application as 100 Pennsylvania Avenue, Niantic, (Parcel A) Lot 13 on East Lyme Assessor's Map 17.3.

This Public Hearing was continued to February 14, 2005.

Old Business

1. Stormwater

This continues to be worked on.

2. Aquifer Protection

This continues to be worked on.

3. Report from Sub-Committee on Lot Sizes – Mr. Nickerson, Mr. Salerno and Mr. Henderson
Mr. Nickerson reported that some issues have been drafted and they would be presented as time allows.

4. Neighborhood Zone Sub-Committee – Mr. Peck and Ms. Byrnes
Mr. Peck reported that this would be ready to present as time permits.

New Business

1. Application of Kim Detuzzi for a Special Permit to operate and Indoor Gymnastics Center at property identified in the Application as 40 Industrial Park Road, Niantic, Connecticut, East Lyme Assessor’s Map 26.3, Lot 22.

Mr. Nickerson asked that this be scheduled for Public Hearing.

2. Application of Debra Osso for a Special Permit to operate a Fast Food Restaurant on property identified in the Application as 221 Boston Post Road, East Lyme, Connecticut. The property is further identified in the Application as East Lyme Assessor’s Map 30.2, Lot 62.

Mr. Nickerson asked that this be scheduled for Public Hearing.

3. Application of Theodore A. Harris, Agent for Mariner Health Care, for a modification to an existing Special Permit to change the number of beds allowed from 120 to 130 at property located at 23-25 Liberty Way, Niantic, Connecticut. The property is further identified on the Application as East Lyme Assessor’s Map 9.4, Lot 6I and Map 9.4, Lot 29.

Mr. Nickerson asked that this be scheduled for Public Hearing.

4. Any other business on the floor, if any, by the majority vote of the Commission
There was none.

5. Zoning Official
Mr. Mulholland said that he had no further comments.

6. Comments from Ex-Officio
Ms. Hardy had no report due to the lateness of the hour.

7. Comments from Zoning Board liaison to Planning Commission
Ms. Carabelas did not attend the meeting and had no report due to the lateness of the hour.

8. Comments from Chairman
Mr. Nickerson said that they would have to schedule a Special Meeting of the Commission on Monday February 14, 2005 due to the Public Hearings that they had not been able to get to and to move forward on the aggressive schedule that they have.

9. Adjournment

****MOTION (1)**

Ms. Byrnes moved to adjourn this Regular Meeting of the East Lyme Zoning Commission at 12:10 AM – February 4, 2005.

Mr. Dwyer seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary