

# Town of East Lyme

FILED IN EAST LYME TOWN  
CLERK'S OFFICE

## Agenda

East Lyme Zoning Commission  
Public Hearing & Regular Meeting

March 17<sup>th</sup>, 2005 - 7:30 P.M. East Lyme Town Hall

108 Pennsylvania Avenue, Niantic, CT 06357

mar 10 20 05 at 12:55 AM PM  
*Esther B. Williams*  
EAST LYME TOWN CLERK

### Pledge of Allegiance

### Public Delegations

Time set aside for the public to address the Commission on subject matters not on the Agenda.

### Public Hearing

1. Application of Kim Detuzzi for a Special Permit to operate an 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.
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.
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 6 and Map 9.4, Lot 29.

### Regular Meeting

1. Call to order.
2. Approve the minutes of February 17<sup>th</sup>, 2005 Public Hearing I, II, & III and Regular Meeting and minutes of March 3<sup>rd</sup>, 2005 Public Hearing I & Regular Meeting.
3. 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.
4. Application of Kim Detuzzi for a Special Permit to operate an 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.
5. 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.
6. 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 6 and Map 9.4, Lot 29.

**Old Business**

1. Stormwater
2. Aquifer Protection)
3. NB Zone Sub-Committee (Members: Mr. Peck & Mrs. Byrnes)

**New Business**

1. Application of Jeffrey A. McNamara for a text amendment to the East Lyme Zoning Regulations, Section 32, Affordable Housing District.
2. Any business on the floor, if any by the majority vote of the Commission.
3. Zoning Official
4. Comments from Ex-Officio
5. Comments from zoning board liaison to Planning Commission
6. Comments from Chairman
7. Adjournment



Mark Nickerson, Chairman March 10 <sup>th</sup> , 2005
---