

June 10 20 08 at 9:50 AM PM

**EAST LYME ZONING COMMISSION
PUBLIC HEARING V
Thursday, JUNE 5th, 2008
MINUTES**

Esther B. Williams

EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Public Hearing on the Application of Thames River Fencing School for a Special Permit to operate a commercial indoor facility at 11 Freedom Way, Unit A-6, Niantic, CT on Thursday, June 5, 2008 at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT. Chairman Nickerson opened the Public Hearing and called it to order at 12:28 AM after the four previously scheduled public hearings.

PRESENT: Mark Nickerson, Chairman, Marc Salerno, Acting Secretary, Steve Carpenteri, Norm Peck, Ed Gada, Gregory Massad, Alternate

ALSO PRESENT: William Dwyer, Alternate
Bob Bulmer, Alternate
Rose Ann Hardy, Board of Selectmen Ex-Officio
William Mulholland, Zoning Official

ABSENT: Rosanna Carabelas, Secretary

PANEL: Mark Nickerson, Chairman, Marc Salerno, Acting Secretary,
Steve Carpenteri, Bob Bulmer, Alternate, Ed Gada, Gregory
Massad, Alternate

Pledge of Allegiance

The Pledge was previously observed.

Public Hearing I

- 1. Application of Thames River Fencing School for a Special Permit to operate a commercial indoor facility at 11 Freedom Way, Unit A-6, Niantic, CT. Property further identified in the Application as East Lyme Assessor's Map 9.0, Lot 27.**

Chairman Nickerson noted that the Legal Ad for this application had run in The Day on 5/23/08 and 6/2/08. Mr. Peck recused himself from this Public Hearing and was seated in the audience. Mr. Nickerson seated Bob Bulmer, Alternate at the table for this Public Hearing. He then asked Marc Salerno, Acting Secretary to read the correspondence into the record.

Acting Secretary Salerno read the following correspondence into the record:

- ◆ Letter dated 6/5/08 to EL Zoning Commission from William Mulholland, Zoning Official – Re: Special Permit for Fencing School, 11 Freedom Way, (Industrial Zone) - noting that the use is permitted under Section 11.2.4 of the Zoning Regulations – allowing health spas and gyms, sports facilities and other commercial indoor recreations. This use will occupy 800 sf and the property consists of a four building complex. Each building had units A, B, C and D. In this building the Commission previously approved the Irish School of Dance and the Jazzercise facility. The Irish School of Dance was approved for 8 parking spaces and Jazzercise said that they would use 35 spaces at peak operation. The fencing school will require 10 spaces during peak hours.

Mr. Nickerson called upon the applicant or their representative for a presentation of this application.

Brett Averso, applicant and owner of Thames River Fencing School said that he is requesting 10 parking spaces for his business. He explained that he has been working since 2001 with the Parks & Recreation

Department and is looking to go out on his own now. He has fencing classes for children ages 8 to 10 and for those from ages 11 through 18. His hours of operation are from 4:45 PM to 9 PM. He said that in his packet that he had provided everyone with the layout of the fencing areas and the types of classes that he teaches. He also offered a diagram of the other neighbors in his building and offered the following facts for Freedom Way parking – there are 107 parking spaces available – 54 spaces at Buildings A and C. He noted which businesses would be utilizing which spaces during overlapping hours of operation and said that the highest amount of use was 32 spaces during the peak use. He said that he had actually sat in the parking lot and counted the cars on 15 minute intervals to obtain this data. He intends for his business to be one where the parents drop off their children and then come back to pick them up. He noted that as he is the only instructor that he does not advise parents to remain during the classes.

Mr. Nickerson thanked Mr. Averso for his exacting information and for covering everything that they would have asked.

Mr. Salerno asked if he holds adult classes.

Mr. Averso said that he eventually would however he does not at this time.

Mr. Nickerson called for anyone from the public who wished to speak regarding this application –
Hearing no one –

Mr. Nickerson asked if the Commissioners had any other questions –

Mr. Averso asked if there was any way for the process to be expedited regarding this application as he has students waiting to start classes. He said that he would appreciate whatever they could do.

Mr. Nickerson said that he did not see why they could not address it during their Regular Meeting immediately following this Public Hearing.

Mr. Nickerson called for a motion to close this public hearing.

****MOTION (1)**

Mr. Salerno moved that this Public Hearing be closed.

Mr. Bulmer seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Mr. Nickerson closed this Public Hearing at 12:40 AM.

Mr. Peck returned to his seat at the table.

Mr. Bulmer, Alternate was seated in the audience.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary