

EAST LYME ZONING COMMISSION  
PUBLIC HEARING I  
Thursday, August 7th, 2003  
MINUTES

The East Lyme Zoning Commission held the Kim Detuzzi Public Hearing for a Special Permit to operate an Indoor Recreation Facility (Gymnastics Center) at 17 Liberty Way on August 7, 2003 at Town Hall, 108 Pennsylvania Avenue, Niantic, CT.

Chairman Nickerson opened the Public Hearing and called it to order at 7:30 PM.

**PRESENT:** Mark Nickerson, Chairman, Robert Bulmer, Secretary,  
Shawn McLaughlin, Ed Gada, William Dwyer, Alternate  
and Andrew Manter, Alternate

**ALSO PRESENT:** William Mulholland, Zoning Official,  
Marc Salerno, Alternate  
Rose Ann Hardy, Ex-Officio, Board of Selectmen

FILED IN EAST LYME TOWN  
CLERK'S OFFICE

August 20 03 at 3:05 PM

**ABSENT:** Norman Peck, David Chamberlain

Esther Bulmer

**PANEL:** Mark Nickerson, Chairman, Robert Bulmer, Secretary,  
Shawn McLaughlin, Ed Gada, William Dwyer, Alternate  
and Andrew Manter, Alternate

**Pledge of Allegiance**

The Pledge was observed.

**Public Hearing I**

**1. Application of Kim Detuzzi for a Special Permit to operate a Gymnastics Center (Section 11.2.4 – Indoor Recreation) at 17 Liberty Way, Niantic, Connecticut**

Mr. Nickerson stated for the record that he had seated Mr. Dwyer and Mr. Manter, both Alternates.

Mr. Nickerson noted that the Legal Ad had run on July 25, 2003 and August 5, 2003 in the Day.

Mr. Bulmer read into the record:

1. Memorandum dated August 7, 2003 from William Mulholland, Zoning Official to the Zoning Commission – Re: Special Permit Application – 17 Liberty Way
2. Letter from the applicant submitted with the Special Permit Application outlining ABC's objectives, strategy, programs and gym summary.

Mr. Mulholland said that this application represents a potential user for one of Mr. D'Amato's buildings. The area is zoned for LI - Light Industrial and the regulations require submittal of a site plan for approval. They are looking at the use here as the Land Use Team has reviewed the plan. He noted that the applicant is present.

Kim Detuzzi, applicant, submitted **Exhibit 1** for the record – a picture of the posted sign. She said that she would be happy to answer any questions that they might have.

Mr. Bulmer said that it sounds like a great program and that there are a lot of kids. He asked if there would be any special precautions that they would have to take for the safety of the children so that they were not running in the street.

Mr. Dwyer commented that he was also concerned for the kids.

Ms. Detuzzi said that she has an instructor for every 6-10 kids and that they will be checked/monitored and accounted for from the time that they are dropped off until the parents pick them up.

Mr. Nickerson asked if the parking for the building she would be in would be separate from the other buildings. Mr. Mulholland said that there are 20 parking spots for this building and they would take all of them. He added that all of the kids would not be there at the same time so they should have ample parking.

Mr. Nickerson asked if there was anything within the Zoning regulations that require that businesses with children have to take certain precautions.

Mr. Mulholland replied no.

Mr. Nickerson noted that the area is zoned Light Industrial and asked if there would be any problems with having children there and trucks going through the area.

Mr. Mulholland said that they could have a combination of uses in Light Industrial.

Ms. Detuzzi said that she has not seen any trucks there.

Mr. Nickerson asked if anyone from the public wished to speak in favor of this application – hearing no one –

He asked if anyone from the public wished to speak against this application – hearing no one –

He asked if anyone from the public wished to make a neutral comment on this application – hearing no one –

He asked if the Commission had any other questions – hearing none –

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

**Mr. Bulmer moved to close Public Hearing I – the Application of Kim Detuzzi for a Special Permit to operate a Gymnastics Center at 17 Liberty Way, Niantic, Connecticut at 7:48 PM.**

**Mr. Gada seconded the motion.**

**Vote: 6 – 0 – 0. Motion passed.**

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary