

EAST LYME ZONING COMMISSION

Regular Meeting, July 7, 2022. 7:29 PM
East Lyme Town Hall, main room

Members Present: Chairman Terence Donovan, , Anne Thurlow, Norm Peck, Bill Dwyer, Debbie Jett-Harris, Terry Granatek, Denise Markovitz, Alt., Dave Schmitt, Alt.,

Members Absent: Jay Ginsberg, Alt.,

Also Present: Roseanne Hardy, Ex-Officio

Call to Order: Chairman Donovan called the meeting to order at 7:29

FILED

I. PLEDGE OF ALLEGIANCE-recited

JULY 12 2022 AT 11:15 AM/PM
(Signature)
EAST LYME TOWN CLERK

II. PUBLIC DELEGATION: none

III. PUBLIC HEARINGS:

1. **Application of Nicole Nadeau, for a Special Permit for a dance studio/indoor recreation at 11 Freedom Way, Unit D2, Niantic, Connecticut.**

Denise Markovitz was seated for Norm Peck

Public Hearing started at 7:28

B. Mulholland confirmed the legal notice was run and he described the zone and the business. He said there were 107 parking spaces and the peak hours of business would be 3:00 PM to 8:00 PM.

Nicole Nadeau, applicant and dance studio owner, informed the members that the class size is approximately ten students. She has been in business at her current location for 13 years and is moving because the proposed location is more affordable.

B. Mulholland stated there was a Jazzercise business which was approved in the same complex. There were no comments from the public.

MOTION: (Thurlow/Markovitz) to close the Public Hearing. (7:35). Vote: APPROVED unanimously.

IV. REGULAR MEETING

1. **Application of Nicole Nadeau, for a Special Permit for a dance studio/indoor recreation at 11 Freedom Way, Unit D2, Niantic, Connecticut.**

(D. Markovitz remained seated for N. Peck)

MOTION: (Thurlow/Jett-Harris) to approve Application of Nicole Nadeau, for a Special Permit for a dance studio/indoor recreation at 11 Freedom Way, Unit D2, Niantic, Connecticut. Vote: APPROVED unanimously.

(N. Peck resumes his seat)

2. **Approval of Minutes of June 16, 2022:**

a. **Approval of Minutes of May 5, 2022.**

MOTION: (Peck/Jett-Harris) approve the minutes of June 16, 2022, Regular Meeting minutes as presented. Vote: APPROVED unanimously

IV. OLD BUSINESS-none

V. NEW BUSINESS

1. Application of Theodore A. Harris, Esq., for a Special Permit for a landscape service company per Section 8.2.1- and Section 25.5 at 23 Black Point Road, East Lyme Assessor's Map 11.4 Lots L7 2-1, 173(partial).

A Public Hearing will be scheduled

2. Any business on the floor, if any by the majority vote of the Commission-none

3. Zoning Official-

- B. Mulholland said things are steady
- A new business is going in on Boston Post Road
- The CTDOT wants to take down the trees in front of Stop and Shop and does not appear to be open to negotiations

4. Comments from Ex-Officio:

- R. Hardy informed the Commission that a large number of residents came to the BOS meeting and voiced their concerns about coyotes roaming the neighborhood in downtown Niantic. She said the Animal Control Officer only handles domestic animals and the options for controlling wildlife are limited.
- Several capital items were approved
- The Hathaway property is still being negotiated

5. Comments from Zoning Commission liaison to Planning Commission-none

6. Comments from Chairman

Celebrate East Lyme is July 16, 2022

VII. ADJOURNMENT

MOTION: (Jett-Harris/Granatek) to adjourn at 8:08. Vote: APPROVED unanimously

Respectfully Submitted
Sue Spang,
Recording Secretary

2022 Liaison Schedule:

8/9/2022-Schmitt, 9/13/2022-Thurlow, 10/11/2022-Donovan, 11/15/2022-Dwyer, 12/13/2022-Ginsberg