

Jennifer Lindo

From: legal <legal@theday.com>
Sent: Thursday, December 29, 2022 10:48 AM
To: Jennifer Lindo; Bill Mulholland; Gary Goeschel; Karen Zmitruk
Subject: RE: Please publish for D20607 on Jan 7 and Jan 15 2023

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning!

This notice will print on 1-7 and 1-15

Thank you and Happy Holidays! 😊

Total : \$319.52

d01048416

**TOWN OF EAST LYME
ZONING COMMISSION
Notice of Public Hearing**

The East Lyme Zoning Commission will hold a Public Hearing on January 19, 2023, at 7:30 p.m., at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut, to consider the following:

1. Application of Charles Koch for a Special Permit for Indoor Recreation at 170 Flanders Rd, for Cardio Sport by the Bay. East Lyme Assessor's Map 26.3, Lot 11.

A copy of the application is available on the East Lyme Town Website for Review and in the East Lyme Land Use Office.

Anne Thurlow, Secretary

Matt Suraci

Classified & Legal Account Executive
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The Day Publishing Company
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www.theday.com

From: Jennifer Lindo <jlindo@eltownhall.com>
Sent: Thursday, December 29, 2022 10:31 AM

Town of

P.O. Drawer 519
Zoning Commission



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357
Phone: (860) 691-4114
Fax: (860) 860-691-0351

December 29, 2022

Account #D20607

Advertising Department
The Day Publishing Co.
Eugene O'Neill Drive
New London, CT 06320

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ZONING COMMISSION

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Anne Thurlow, Secretary

RECEIVED FOR RECORD
EAST LYME, CT
2022 DEC 29 A 10:45
Anne Thurlow
TOWN CLERK



Town of East Lyme
 Zoning Department
 PO Box 519
 Niantic, CT 06357
 (860) 691-4114
 FAX: (860) 691-0351

SPECIAL PERMIT APPLICATION

Location: 170 Flanders rd Niantic Ct 06357 Date of Application: 12-26-22

Assessor's Map/Block/Lot: _____ Zone: _____

Applicant's Name: Cardio Sport by the Bay (Charles Koch)

Applicant's Address: 108 Hillcrest rd Niantic Ct 06357 Telephone: (860) 575-4962

Owner of Record: 170 Flanders LLe Volume/Page: _____

Owner's Address: PO Box 737 Niantic Ct 06357 Telephone: (860) 625-1265

DESCRIPTION OF SPECIAL PERMIT REQUEST {Requires compliance with Zoning Regulations 24, 25 & 9 and all other applicable Zoning Regulations of the Town of East Lyme; also state which sections of Zoning Regulations Special Permit is subject to}:

See statement of use

Signature of Owner: _____

Signature of Applicant: _____

Attach a true copy of the Deed and a Site Plan {10 copies required}. A copy of the deeds for all affected properties and a site plan demonstrating compliance with all applicable zoning code requirements must accompany this application.

Proof of posting of Special Permit Application public notice sign (Section 25.4.3-1). Proof of posting of the Special Permit Application for Public Notice must be submitted.

Below this line for Office Use Only:

Deed Copies Attached:	YES	<input checked="" type="radio"/> NO	SPECIAL PERMIT FEE	<input checked="" type="text" value="\$150.00"/>
			OUTDOOR DINING RENEWAL	\$20.00
Site Plan Attached:	<input checked="" type="radio"/> YES	NO	N/A	SITE PLAN FEE
<u>(parking)</u>				\$300.00
			STORM WATER	\$300.00
CHECK #:	<u>2213</u>		STATE FEE:	<input checked="" type="text" value="\$60.00"/>
			TOTAL DUE:	<input checked="" type="text" value="\$210.00"/>

Date Approved: _____

Date Denied: _____

Approval subject to conditions attached. YES/NO

Approval to become effective upon publication and date of entry into the land records of the Town of East Lyme affecting the premises as described in this application.

Date: _____ Attest _____

East Lyme Zoning Chairman

Statement of use for Cardio Sport by the Bay- Bring the Workout of Sports to the Connecticut shoreline. Our model will build a cohesive atmosphere with current and former athletes. Providing them an opportunity to train in a game like setting harnessing their focus and movement patterns for a full body experience.

Staffing- 1 Staff member per class

Schedule- All activities will be class based and will run on a weekly schedule. Hours- Monday, Wednesday and Friday 8-11 am and 4-7 pm
Tuesday and Thursday 9 am-11 pm and 5-7 pm
Saturday 9-11 am

Classes- Will allow for 10-12 clients and no more than 1 class will be conducted at a time.

Services- will be provided on a class basis and no individual memberships will be offered.

Please see attached floor plan that references usable square footage in the amount of 800 sq ft.

Current tenants and square footage

Zen and now 4,000 sqft- 16 parking spaces

Alpha aero 2400 sqft- 10 parking spaces

Barber shop 1400 sqft- 6 parking spaces

Boss Babe 3000 sqft- 12 parking spaces

Massage parlor 1000 sqft- 4 parking spaces

Smoke shop 2000 sqft- 8 parking spaces

Taza 1000 sq ft of public use- 20 parking spaces

Pediatrics 3000 sqft- 12 parking spaces

Groomers 1800 sqft- 8 parking spaces

Nail Salon 1000 sqft- 4 parking spaces

Hair Salon 1000 sqft- 4 parking spaces

Chinese restaurant 75 sqft of customer space- 3 parking spaces

Yarn shop 1000 sq ft- 4 parking spaces

Aquatek 1000 sqft- 4 parking spaces

Pet Wellness 1000 sqft- 4 parking spaces

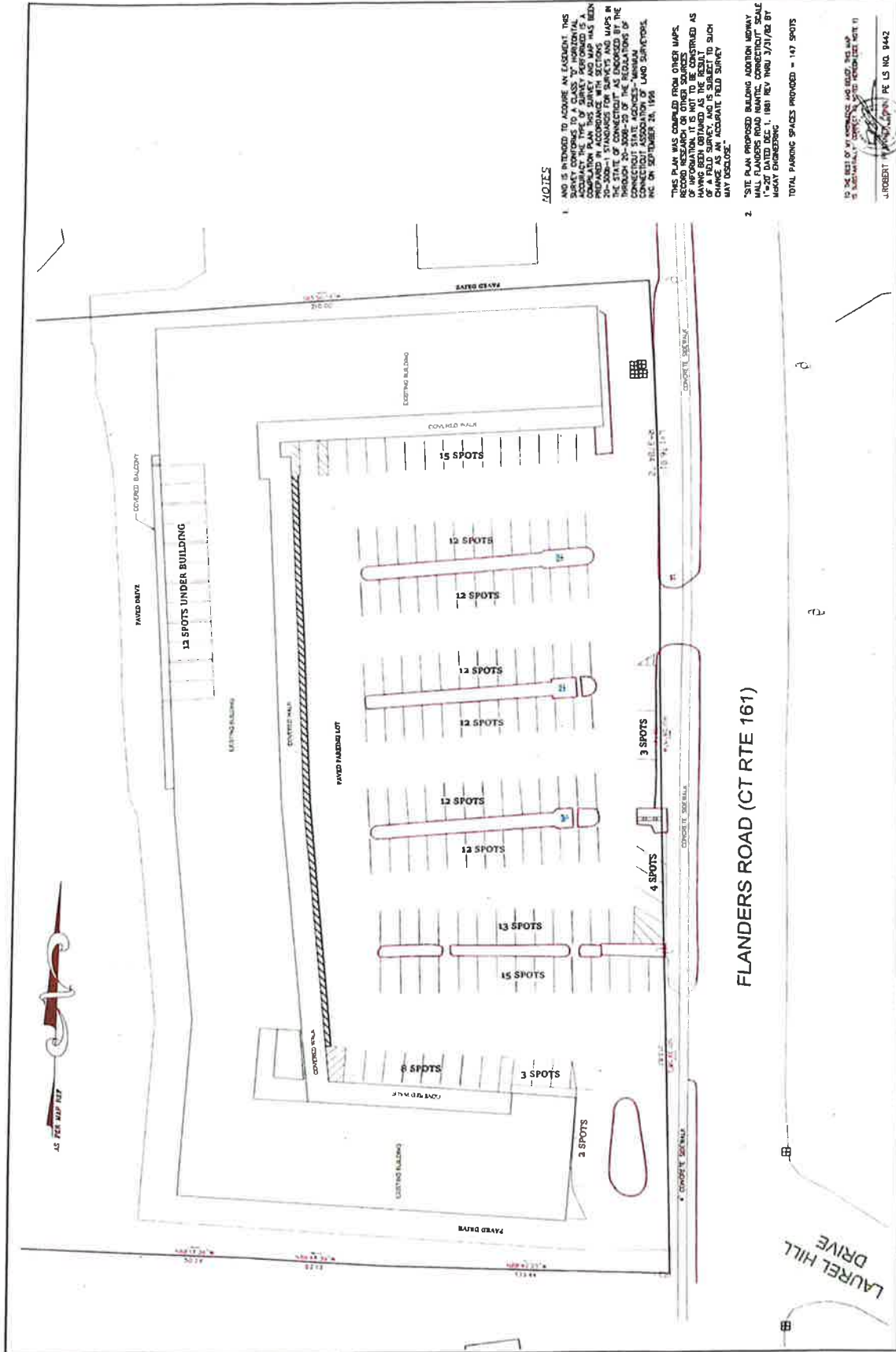
Paw Print 2000 sqft- 8 parking spaces

2 vacant units at 2000 sq ft- 8 parking spaces

10 residential apartments- 27 total parking spaces

Cardio Sport 3000 sq ft- TBD

TOTAL- 174 parking spaces



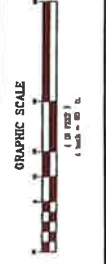
NOTES

- AND IS INTENDED TO ACQUIRE AN EASEMENT. THIS SURVEY IS THE PROPERTY OF J. ROBERT PFANNER & ASSOCIATES, P.C. ACCURATE THE TYPE OF SURVEY PERFORMED IS A COMPARISON PLAN THIS SURVEY AND MAP HAS BEEN CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF THE PROFESSION OF SURVEYORS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE BOARD OF SURVEYORS AND MAPS. THE SURVEY IS THE PROPERTY OF J. ROBERT PFANNER & ASSOCIATES, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF J. ROBERT PFANNER & ASSOCIATES, P.C. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSIDERED AS A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
- *SITE PLAN PROPOSED BUILDING ADDITION WENWAY HALL FLANDERS ROAD NANTUCKET, CONNECTICUT SCALE 1"=20' DATED DEC. 1, 1981 REV. 10/93 BY ROBERT PFANNER & ASSOCIATES, P.C.

TOTAL PARKING SPACES PROVIDED = 117 SPOTS

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS ACCURATELY CORRECT. (SEE REVISIONS PAGE 11)
 J. ROBERT PFANNER & ASSOCIATES, P.C. PE LS NO. 9442

TITLE: EXISTING PARKING LAYOUT
PREPARED FOR: MIDWAY PLAZA
LOCATION: 100 FLANDERS ROAD EAST NANTUCKET, CONNECTICUT



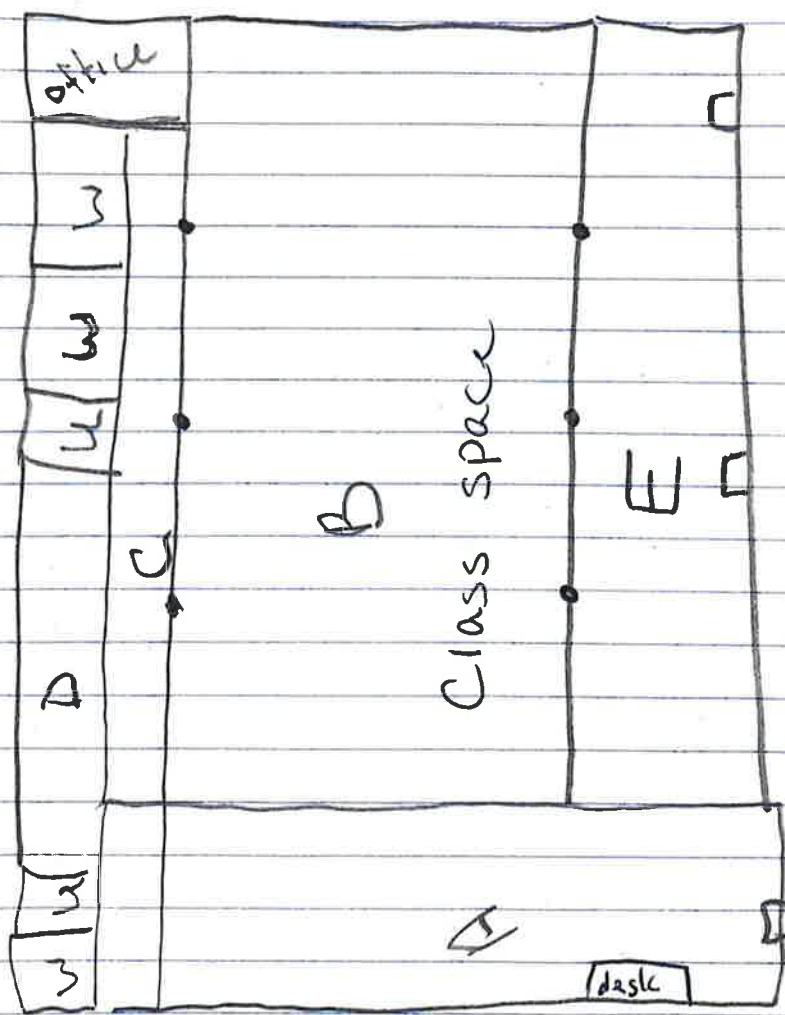
J. ROBERT PFANNER & ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS
 37 GRAND STREET NANTUCKET, CONNECTICUT 06337
 TEL. 860-733-6216 FAX 860-733-0883

NO.	DATE	DESCRIPTION

DRAWN BY: RCP
DATE: NOVEMBER 28, 2002
REVISIONS:

SCALE: 1" = 20'
DATE: NOVEMBER 28, 2002
BY: RCP

SHEET NUMBER: 1 OF 1
PROJECT NUMBER: 21033.DWG



A - 9'6" x 42'6"

B - 15'9" x 50'

C - 8'3" x 53'

D - 8' x 16'

E - 15'6" x 46'