

EAST LYME ZONING COMMISSION  
PUBLIC HEARING  
Thursday May 20, 2010  
MINUTES

FILED IN EAST LYME TOWN

CLERK'S OFFICE

June 1 20 10 at 1:55 AM  
PM  
Ethan B. Williams

The East Lyme Zoning Commission held a Regular Meeting on Thursday May 20, 2010 at the East Lyme Town Hall, 108 Pennsylvania Ave., Niantic, CT. EAST LYME TOWN CLERK

**PRESENT:** Marc Salerno, Chairman, Norm Peck, Rosanna Carabelas, Secretary, Ed Gada, Steve Carpenteri, Matt Walker

**ALSO PRESENT:** William Dwyer, Alternate  
James Liska, Alternate and Planning Commission, Liaison  
William Mulholland, Zoning official

**ABSENT:** Rose Ann Hardy, Ex-Officio  
Bob Bulmer, Alternate

**ALTERNATES:** Bob Bulmer  
William Dwyer, Seated May 6, 2010  
James Liska, Scheduled to sit for the next absence.

Chairman Salerno announced the May 20, 2010, Public Hearing of the Zoning Commission at 7:48 PM.

### Public Hearing

Chairman Salerno opened the public hearing for the following application:

**1. Application of Theodore A. Harris, for New England National, LLC to amend the East Lyme Zoning Regulations to add Section 12B, SU-A Special Use District. This proposal will provide for single family and two family homes with provisions for mandated affordable housing.**

Chairman Salerno called to continue the Public Hearing for the above application to the June 3, 2010 meeting.

**2. Application of SNAP Fitness properties, LLC for a Special Permit for Indoor Recreation for a fitness club for adults at property identified in the application as 88 Pennsylvania Avenue, Niantic.**

Mr. Salerno said the legal ad had been run.

He asked the applicant to come forward.

Mr. Robert Miller, of 38 North Pearl Street, North East, Pennsylvania, 16428, District Manager of SNAP Fitness properties, explained that SNAP fitness is a franchise company and stated the various other locations throughout Connecticut. He reviewed questions that have been asked in the past and described the hours, the number of employees, and square footage of the club. He discussed the peak hours and times of year that business fluctuates. He explained this was a 24 hour facility and discussed the key-card security on premise, including video surveillance and emergency panic alarm systems. Mr. Mulholland asked to clarify that the operation would be 4,000 square feet and located in the former video store. There was discussion about parking Mr. Mulholland commented that there was 127 parking spaces and 118 required. The

Commission reviewed maps of the area. Square footage and required parking was further discussed. Mr. Mulholland said signage would be done in his office and it would be very similar to the previous sign for the movie store.

Rosanna Carabelas asked if the video store required more parking. Mr. Mulholland explained the current parking situation and demonstrated there was more than enough. Mr. Salerno asked if there were any more questions or any more comments from Mr. Miller. Mr. Carpenteri asked about security lighting. Mr. Mulholland said the lighting in the parking lot was on 24 hours a day and that CVS closes at 10:00. Mr. Miller said he felt that the light from the sign would also supply sufficient lighting. Mr. Mike Romano of 11 Driftwood Road, Danbury CT, the owner of the property approached the Commission and said that the canopy lights in the building would stay on for 24 hours. Rosanna Carabelas asked if there would be personnel on premise for the entire 24 hour period, the answer was no. Mr. Peck asked about the music and if it would be heard at late hours, Mr. Miller explained that it would not be loud enough to hear outside of the facility and the music would not be inappropriate. Mr. Mulholland asked if there would be classes and Mr. Miller said there wasn't appropriate room for classes, however there would be personal trainers available.

Mr. Miller said he planned to be involved in the local community and supports the local schools and sponsors little league teams.

Mr. Salerno asked if there was any public comment, for, against or neutral.

Mr. Salerno called for a motion to close the Public Hearing.

#### **MOTION (1)**

**Rosanna Carabelas moved to close the Public Hearing for the Application of SNAP Fitness properties, LLC for a Special Permit for Indoor Recreation for a fitness club for adults at property identified in the application as 88 Pennsylvania Avenue, Niantic.**

**Seconded by Mr. Carpenteri.**

**Motion carried 6-0-0.**

#### **3. Application of Sunny Chok for a renewal of a Special Permit for Outdoor Dining at property identified in the application as 334-348 Main Street, Niantic.**

Mr. Mulholland explained that the property was not in operation at the moment however the owner wanted to keep his permit active and this would be a three year permit because there is no liquor.

Mr. Salerno asked if there were any changes to the permit previously approved. Mr. Mulholland said no. Rosanna Carabelas commented that even though the store was not in operation that the property was very well maintained.

Mr. Salerno said that there was no presentation.

Mr. Salerno asked if there was any public comment, for, against or neutral.

Mr. Salerno called for a motion to close the Public Hearing.

#### **MOTION (2)**

**Mr. Carpenteri moved to close the Public Hearing for the Application of Sunny Chok for a renewal of a Special Permit for Outdoor Dining at property identified in the application as 334-348 Main Street, Niantic.**

**Seconded by Rosanna Carabelas**

**Motion carried 6-0-0.**

#### **4. Application of Melinda Grouse for a renewal of a Special Permit for Outdoor Dining at property identified in the application as 334 Main Street, Niantic.**

Mr. Salerno noted that the legal ad had been run.

He asked Mr. Mulholland for comment. Mr. Mulholland said the business seemed to be very successful and be a very solid operation, he had no outstanding issues from the Zoning perspective.

Ms. Melinda Grouse of 27 East Shore Drive, Niantic, was present and approached the Commission. She explained that she had outdoor seating for her candy and ice cream shop and was asking to have her outdoor seating permit extended. Rosanna Carabelas asked to clarify the length of the term, Mr. Mulholland said that it was for three years because she did not serve alcohol.

Mr. Salerno asked if there was any public comment, for, against or neutral.

Mr. Salerno called for a motion to close the Public Hearing.

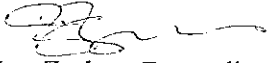
**MOTION (3)**

**Mr. Gada moved to close the Public Hearing for the Application of Melinda Grouse for a renewal of a Special Permit for Outdoor Dining at property identified in the application as 334 Main Street, Niantic.**

**Seconded by Mr. Carpenteri.**

**Motion carried 6-0-0.**

Respectfully Submitted,



Zoe Zrakas, Recording Secretary