

**Town of East Lyme**  
**AGENDA**  
**East Lyme Zoning Commission**  
**Regular Meeting**

---

September 1, 2016 - 7:30 P.M. East Lyme Town Hall  
108 Pennsylvania Avenue, Niantic, CT 06357

**Call the September 1, 2016 East Lyme Zoning Commission Meeting to Order**

**Pledge of Allegiance**

**Public Delegations** - Time set aside for the public to address the Commission on subject matters not on the Agenda.

**Public Hearing –**

1. Request for a Text Amendment to the East Lyme Zoning Regulations by the East Lyme Zoning Commission, to amend Section 25.3.3-1, Public Notice Signs, to add the following paragraph; “Notwithstanding the above section, applicants for annual special permit renewals for restaurant outdoor dining facilities in CA or CB Zones where alcohol is served shall not be required to post an on premises public notice advertising sign”.
2. Request for a Text Amendment to the East Lyme Zoning Regulations by the East Lyme Zoning Commission, to amend Section 1.27 Farming (Definition), by adding the word “bees” after the word “poultry”.

**Regular Meeting -**

1. Request for a Text Amendment to the East Lyme Zoning Regulations by the East Lyme Zoning Commission, to amend Section 25.3.3-1, Public Notice Signs, to add the following paragraph; “Notwithstanding the above section, applicants for annual special permit renewals for restaurant outdoor dining facilities in CA or CB Zones where alcohol is served shall not be required to post an on premises public notice advertising sign”.
2. Request for a Text Amendment to the East Lyme Zoning Regulations by the East Lyme Zoning Commission, to amend Section 1.27 Farming (Definition), by adding the word “bees” after the word “poultry”.
3. Response/DEEP Hearing Officer regarding 235 Old Black Point Rd permit.
4. 248/250 Flanders Road Landscape Issue
5. Approval of Minutes of July 7, 2016 and August 4, 2016.

**Old Business-**

1. Subcommittee-Mixed Use in CB Zone

**FILED**

Aug 25 2016 AT 8:50 AM/PM  
(Cammie Galbraith)  
EAST LYME TOWN CLERK

## New Business

1. Request of Keith B. Neilson, P.E. of Docko, Inc., for Beverly A. Loughlin, Owner, for a Coastal Area Management Review for the construction of a wood landing, to join an 8' wide stone access stair and associated wood stair leading to a CT DEEP authorized fixed pier, to include wood bench and lights, landward of the high tide and Connecticut Coastal Jurisdiction Lines at 5 N Main Street, Niantic, Connecticut, East Lyme Assessor's Map 22.3, Lot 41.
2. Request of Keith B. Neilson, P.E., of Docko, Inc., for Mr. & Mrs. John Ranelli, Owner, for a Coastal Area Management Review for the re-construction of a stone groin, including new reinforced, cast concrete footing with geotextile wrapped crushed stone base, at 225 Giants Neck Road, Niantic, Connecticut, East Lyme Assessor's Map 4.10, Lot 7.
3. Any business on the floor, if any by the majority vote of the Commission.
4. Zoning Official
5. Comments from Ex-Officio
6. Comments from Zoning board liaison to Planning Commission
  - a. Peck – 8/2/2016 Walker – 9/6/2016 Donovan-10/4/2016
7. Comments from Chairman

## Adjournment

---

Matt Walker, Chairman

FILED

NOV 15 2016

PLANNING COMMISSION