

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

FILED

April 20, 2017 - 7:30 P.M. East Lyme Town Hall  
108 Pennsylvania Avenue, Niantic, CT 06357

*April 17*  
20 17 AT 10:35 AM/PM

*Jillman, ATC*  
EAST LYME TOWN CLERK

**Call the April 20, 2017 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. Continuation of request of the Town of East Lyme Zoning Commission for a Text Amendment to amend Section 18, to add Section 18.1.13 Lamp post Banners Definition and Section-18.1.9.2 regarding Lamp Post Banners.
2. Application of Steve Carpenteri for Niantic Bay Inn, Inc, (aka Lyme Tavern), for renewal of a Special Permit for Outdoor Dining at 229 W Main Street, Niantic.
3. Application of Julie Smart, for Smarty's, for renewal of a Special Permit for Outdoor Dining at property identified in the application as 215 Main Street, Niantic.
4. Application of Steve Turner, for Lillian's, for a renewal of a Special Permit for Outdoor Dining at 374 Main Street, Niantic.
5. Application of Edwardo Martone, for a Special Permit for Outdoor Dining at 11 East Pattagansett Road, Niantic.
6. Application of Ahmet Maras, for Niantic Pizza, for a Renewal of a Special Permit for Outdoor Dining at property identified in the application as 53 West Main Street, Niantic.
7. Application of George Mitchell, Manager, Mitchell Trust LLC, for a Special Permit for Mixed Use at 239-2 Main Street, Niantic, to consist of commercial first floor and three apartments on the second floor.

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7. Application of George Mitchell, Manager, Mitchell Trust LLC, for a Special Permit for Mixed Use at 239-2 Main Street, Niantic, to consist of commercial first floor and three apartments on the second floor.
8. Application of George Mitchell, Manager, Mitchell Trust LLC, for a Coastal Area Management Review of a Mixed Use structure at 239-2 Main Street, Niantic, to consist of commercial first floor and three apartments on the second floor.
9. Approval of Minutes of March 16, 2017.

#### **Old Business-**

1. Subcommittee-Mixed Use in CB Zone
2. Subcommittee-Maximum Allowed Signage

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#### **New Business**

1. Application of Carla Steele, for Elements Flowers, for a Special Permit for Office and Retail Sales at property identified in the application as 5 Freedom Way, Building C Unit 8, Niantic. (Scheduled for May 4, 2017).
2. Application of Coastline Consulting and Development LLC for Giants Neck Improvement Club, Inc., for a Coastal Area Management Review for the temporary storage container placement at the Lower Nehantic Pond for hydro-raking.
3. Application of Theodore A. Harris, Agent, for Craig and Tricia Augone, for a five year extension of the approved site plan for the Methodist Street Condominiums project at 41-45 and 45-47 Hope Street, Niantic.
4. Any business on the floor, if any by the majority vote of the Commission.
5. Zoning Official
6. Comments from Ex-Officio
7. Comments from Zoning board liaison to Planning Commission
  - a. 3/7/2017 – Liska
  - b. 4/4/2017 – Lukas
  - c. 5/2/2017 - Manning
8. Comments from Chairman

#### **Adjournment**

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Matt Walker, Chairman