

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

FILED IN EAST LYME  
CONNECTICUT  
Feb 8 2017 AT 10:05 AM/PM  
*[Signature]*  
EAST LYME TOWN CLERK ATC

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February 16, 2017 - 7:30 P.M. East Lyme Town Hall  
108 Pennsylvania Avenue, Niantic, CT 06357

**Call the February 16, 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 Application of Robert S. Foster (Old Orchard Farm) for a Text Amendment to amend Section 25 of the East Lyme Zoning Regulations to permit Farms of 5+ acres to obtain a Special Permit in order to conduct Farm Events and Agritourism Events (activities accessory to farm/agriculture use of the property).
2. Request of the Town of East Lyme Zoning Commission for a Text Amendment to amend Section 11, Light Industrial Districts by modifying the language in Section 11.2.2 and modifying section 11.2.4, by redefining Hotels and adding a definition of Motels.
3. Application of Jason Pazzaglia, for a Text Amendment to add to Section 8 CA Commercial Districts, "Notwithstanding the above, where municipal sewer is available, lots used for mixed use shall have a minimum of 7,500 square feet plus 1,200 square feet for each efficiency or one-bedroom living unit and 2,000 square feet for each two-bedroom unit".

**Regular Meeting -**

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4. Application of James Brahm/Wright's Pond LLC for Site Plan approval for construction of a new commercial structure over 30,000 square feet, at property identified in the application as 225-237 Flanders Road.
5. Application of Keith B. Neilson, P.E., for Docko, Inc., to strengthen and supplement the existing armor stone shoreline protection by adding additional stone to enhance the existing seawall at property located at 281 Old Black Point Road.
6. Application of Keith B. Neilson, P.E., for Docko, Inc., to strengthen and supplement the existing armor stone shoreline protection by adding additional stone to enhance the existing seawall at property located between 279 and 281 Old Black Point Road, the Old Black Point Association, Inc, right of way.
7. Approval of Minutes of January 19, 2017.

### **Old Business-**

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

### **New Business**

1. Any business on the floor, if any by the majority vote of the Commission.
2. Zoning Official
3. Comments from Ex-Officio
4. Comments from Zoning board liaison to Planning Commission
  - a. 2/7/2017 – Dwyer
  - b. 3/7/2017 - Liska
5. Comments from Chairman

### **Adjournment**

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Matt Walker, Chairman