

FILED

Town of East Lyme

AGENDA

**East Lyme Zoning Commission
Regular Meeting**

Feb 24 2017 AT 8:45 AM/PM
(Signature)
EAST LYME TOWN CLERK

March 2, 2017 - 7:30 P.M. East Lyme Town Hall
108 Pennsylvania Avenue, Niantic, CT 06357

Call the March 2, 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 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.
2. Continuation of 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 -

1. 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".
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. Approval of Minutes of February 16, 2017.

CLJIT

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
 - c. 4/4/2017 - Lukas
5. Comments from Chairman

Adjournment

Matt Walker, Chairman