

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

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September 21, 2017 - 7:30 P.M. East Lyme Town Hall  
108 Pennsylvania Avenue, Niantic, CT 06357

**Call the September 21, 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. Continued application of Conway, Londregan, Sheehan & Monaco, P.C., applicant for John Drabik, Owner, for a Special Permit for the installation of a radio antenna on an existing 40' tower, antenna to reach 120' in height, no change to existing tower/location at property identified in the application as 18 Drabik Road, East Lyme Assessor's Map 36.1, Lot 10.

**Regular Meeting -**

1. Public Act No 17-155 Concerning Temporary Health Structures.
2. Application of Conway, Londregan, Sheehan & Monaco, P.C., applicant for John Drabik, Owner, for a Special Permit for the installation of a radio antenna on an existing 40' tower, antenna to reach 120' in height, no change to existing tower/location at property identified in the application as 18 Drabik Road, East Lyme Assessor's Map 36.1, Lot 10.
3. Application of Keith Nelson, P.E., for Docko, Inc., for Mr. and Mrs. Brice Craven, Owners, for a Coastal Area Management Review for shoreline improvements at 46 East Shore Drive, Niantic, Connecticut.
4. Application of Keith Nelson, P.E., for Docko, Inc., for Mr. Jonathan Korn and Ms. Grace Lo, owners, for a Coastal Area Management Review for shoreline protection improvements at 38 East Shore Drive, Niantic, Connecticut.
5. Application of Gary Larson, Attawan Beach Association, for a Coastal Area Management Review for placement of boulders along the edge of Attawan Avenue between Dart and Bronson Streets, to help protect the road from future storms.
6. Approval of Minutes of August 3, 2017.

**FILED**

**Old Business-**

1. Subcommittee-Mixed Use in CB Zone
2. Subcommittee-Maximum Allowed Signage
3. Subcommittee-Site Plan Requirements/Architectural Regulations

Sept 15 20 17 AT 11:30 AM PM  
Kevin Gullo, CTC  
EAST LYME TOWN CLERK

## New Business

1. Application of J. Robert Pfanner, P.E., L.S., for Sirlene & Richard Billera, Owner, for a Coastal Area Management Review for the construction of a new single family dwelling at 22 Shore Road, Niantic, Connecticut.
2. Application of Fitzleva, LLC (Crest Ford) for a Special Permit for the sale and display of vehicles on 226 Flanders Road, East Lyme, Connecticut, East Lyme Assessor's Map 26.1, Lot 25.
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 – 8/1/2017
  - b. Walker – 9/5/2017
  - c. Donovan – 10/3/2017
7. Comments from Chairman

## Adjournment

Matt Walker, Chairman

FILED

SEP 11 2017  
TOWN OF EAST LYME  
PLANNING COMMISSION