

Town of East Lyme
AGENDA
East Lyme Zoning Commission
Regular Meeting

January 3, 2019 - 7:30 P.M. East Lyme Town Hall
108 Pennsylvania Avenue, Niantic, CT 06357

Call the January 3, 2019 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. Application of Pazz Construction, Applicant, for Margaret Prokop, Co-Conservator/Owner, for a zone change from existing RU-40 to CA of a portion of the property at 285 Boston Post Road, East Lyme Assessor's Map 30.1 Lot 59.
2. Application of Pazz Construction, Applicant, for Margaret Prokop, Co-Conservator/Owner, for a special permit for the construction of four units of elderly housing at 285 Boston Post Road, East Lyme Assessor's Map 30.1, Lot 59.

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3. Application of Gregg Fedus, Fedus Engineering, LLC, Agent for Joseph & Brenda Gareis, Owner; for a Coastal Area Management Review for the construction of a new home at 8 South Rd, East Lyme Assessor's Map 22.18 Lot 26.
4. Application of Theodore A. Harris, Esq., Agent, for Gateway Development/East Lyme LLC and Gateway Residential B, LLC, Applicant, for Site Plan and Storm Water approval for Phase 2 of the residential development at the Gateway District for 120 residential units per Gateway District Master Development Plan. Application includes approval of the alteration of a lot line as shown on plans. Property identified in the application as 285 Flanders and Flanders, East Lyme Assessor's Map 26.0, Lot 2 and Map 31.0 Lot 1.
5. Zoning Liaison to Planning 2019 Schedule for review.
6. Approval of Minutes of December 6, 2018.

FILED

DEC 27 2018 AT 10:00 AM

[Handwritten Signature]

EAST LYME TOWN CLERK

Old Business

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

New Business

1. Request of Jennifer & William Argyle for a text amendment to the East Lyme Zoning Regulations, Section 25.5 Table of Minimum Controls to allow Mixed Use Development in the CA Zone.
2. Any business on the floor, if any by the majority vote of the Commission.
3. Zoning Official
4. Comments from Ex-Officio
5. Comments from Zoning board liaison to Planning Commission
 - a. Manning – 12/4/2018
 - b. Donovan – 1/8/2019
6. Comments from Chairman

Adjournment

Matt Walker, Chairman