

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

FILED IN EAST LYME  
CONNECTICUT  
JUN 30 20 19 AT 1:42 AM (PM)  
*Bridgette Sturges* ATC  
EAST LYME TOWN CLERK

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

**Call the February 7, 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. Continuation of 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. (Continued to February 21, 2019).
2. Continuation of 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. (Continued to February 21, 2019).
3. Continuation of 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.
4. Application of Jonathan Tunskey for a Special Permit under Section 8, 9, 24 and 25 of the East Lyme Zoning Regulations to renovate an existing baseball field into a Miracle League Field at 171 Boston Post Road, East Lyme Assessor's Map 31.1 Lot 31. (Continued to February 21, 2019).

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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.
3. 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.

4. Application of Jonathan Tunsky for a Special Permit under Section 8, 9, 24 and 25 of the East Lyme Zoning Regulations to renovate an existing baseball field into a Miracle League Field at 171 Boston Post Road, East Lyme Assessor's Map 31.1 Lot 31.
5. Approval of Minutes of January 17, 2019.

### **Old Business**

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

### **New Business**

1. Application of Stephen Dinsmore, for a Text Amendment to the East Lyme Zoning Regulations to allow residential beekeeping as an accessory use to residential uses in all districts.
2. Application of Joe Wren, P.E., Indigo Land Design, LLC, Agent for Michael C and Karen A Beebe, Owners; for a Coastal Area Management Review for demolition of an existing single family dwelling and construction of a new single family dwelling on property located at 8 Point Road, East Lyme Assessor's Map 04.14 Lot 23.
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. Kalajainen – 2/5/2019
  - b. Liska – 3/5/2019
7. Comments from Chairman

### **Adjournment**

Matt Walker, Chairman