

# Town of East Lyme

FILED IN EAST LYME TOWN  
CLERK'S OFFICE

## Agenda

East Lyme Zoning Commission

Regular Meeting

April 6<sup>th</sup>, 2006 - 7:30 P.M. East Lyme Town Hall

108 Pennsylvania Avenue, Niantic, CT 06357

Mar 30 20 06 at 12:20 AM  
PM

*Esther B. Williams*

EAST LYME TOWN CLERK

### 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 Atty. Theodore A. Harris, agent for Vespera Investments, for (a) approval of a zone change to the property known as 38 Hope Street, located at 38 Hope Street, Niantic, Connecticut, from a Light Industrial District to an Affordable Housing District, and (b) approval of a site plan for an Affordable Housing Development to be known as 38 Hope Street, containing approximately 150 units. The property is further identified as East Lyme Assessor's Map 11.2, Lot 122. *(Continuation)*
2. Application of Timothy D. Bates to amend Section 12.2.3 of the zoning regulations.
3. Application of Landmark Development Group, LLC. for an Affordable Housing Development to be known as "River View Heights V (A Residential Community)" and (a) approval of a new section of the East Lyme Zoning Regulations entitled "Special Use Affordable District" (AHD); (b) rezoning the land of Jarvis of Cheshire, LLC and Sargents Head Realty Corporation.

### Regular Meeting (None)

1. Application of Theodore A. Harris to amend Section 20.20.8 regarding the sale of beer at small grocery/convenience stores.
2. Application of Theodore A. Harris to amend the East Lyme Zoning Regulations by providing for a definition of "Regional Shopping Center."
3. Application of William E. McCoy to amend the Zoning Regulations to permit "Special Events" on farm properties.
4. Application of Atty. Theodore A. Harris, agent for Vespera Investments, for (a) approval of a zone change to the property known as 38 Hope Street, located at 38 Hope Street, Niantic, Connecticut, from a Light Industrial District to an Affordable Housing District, and (b) approval of a site plan for an Affordable Housing Development to be known as 38 Hope Street, containing approximately 150 units. The property is further identified as East Lyme Assessor's Map 11.2, Lot 122.
5. Application of Timothy D. Bates to amend Section 12.2.3 of the zoning regulations.  
Application of Landmark Development Group, LLC. for an Affordable Housing Development to be known as "River View Heights V (A Residential Community)" and (a) approval of a new section of the East Lyme Zoning Regulations entitled "Special Use Affordable District" (AHD); (b) rezoning the land of Jarvis of Cheshire, LLC and Sargents Head Realty Corporation.

6. Approval of Minutes for Regular Meeting of March 2, 2006, Minutes for Public Hearing I, Public Hearing II, Public Hearing III, Public Hearing IV, and Regular Meeting of March 16, 2006, and Minutes for Special Meeting of March 23, 2006.

**Old Business**

1. Stormwater
2. Aquifer Protection
3. Subcommittee – Niantic Village (Mark Nickerson & Marc Salerno.)

**New Business**

1. Application of Atty. Jeffrey A. McNamara to amend Section 1.4, Bed and Breakfast, of the East Lyme Zoning Regulations.
2. Application of Terry Mitchell for AHEPA 250 Inc for a Special Permit to construct AHEPA Housing at 267 Roxbury Road, Niantic, Connecticut. The property is further identified as East Lyme Assessor's Map 10, Lot 3.
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
7. Comments from Chairman
8. Adjournment

Mark Nickerson, Chairman March 30, 2006
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