

Town of East Lyme

Agenda

East Lyme Zoning Commission
Regular Meeting

April 12, 2007 - 7:30 P.M. East Lyme Town Hall
108 Pennsylvania Avenue, Niantic, CT 06357

FILED IN EAST LYME TOWN
CLERK'S OFFICE

Mar 30 2007 at 12:50 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. The East Lyme Zoning Commission proposal to amend the Zoning Regulations by adding numerous additional prohibited uses in Section 13.3 of Section 13 "AqP Aquifer and Primary Recharge District and AqS Secondary Recharge District".
2. The East Lyme Zoning Commission Proposal to amend the Zoning Regulations by adding a new Section 8.2.12 to allow Drive-thru facilities for Banks, Financial Institutions, Pharmacies, Bakeries and Restaurants by Special Permit in CA Zones and to add specific Drive-thru standards in Section 25.5 "Table of Minimum controls for specific special permit".
3. Application of Theodore Harris for a Special Permit and Coastal Area Management Site Plan review to construct a multi-family, multi-story dwelling at property identified in the application as 12B and 10 Black Point Road, Niantic, Connecticut. Property is further identified in the application as Lots 200 and 201 on East Lyme Assessors Map 11.2.
4. Application of Demetrios C Orphanides for a change of zone for a portion of lots 12B and 10 Black Point Road from RU-40 to a Commercial CB Zoning District for property identified in the application as 12B and 10 Black Point Road, Niantic, Connecticut. Property is further identified in the application as Lots 200 and 201 on East Lyme Assessors Map 11.2

Regular Meeting

1. Application of Mr. Greg Terracciano: Owner Flanders Donut & Bake Shop Inc. to amend the East Lyme Zoning Regulations by adding a definition of a "Bakery"; amend Section 8 to allow a bakery as an outright permitted use and to amend Section 20 to allow a bakery with a drive-thru facility within One Thousand Feet (1000') of a business having a drive-thru that sells similar bakery products.
2. The East Lyme Zoning Commission proposal to amend the Zoning Regulations by adding numerous additional prohibited uses in Section 13.3 of Section 13 "AqP Aquifer and Primary Recharge District and AqS Secondary Recharge District".

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6. Approval of Minutes of Meeting of February 1, 2007, February 15, 2007, March 1, 2007, March 15, 2007.

Old Business

1. Stormwater
2. Subcommittee – Niantic Village (Mark Nickerson & Marc Salerno.)
3. Subcommittee By-Laws (Mark Nickerson & Pamela Byrnes)
4. Subcommittee-Adult uses (Rosanna Carabelas)
5. Subcommittee-Government Buildings (Mark Nickerson & Rosanna Carabelas)

New Business

1. Affordable housing application of Landmark Investment Group LLC for (a) amendment of Section 32 of the East Lyme Zoning Regulations ("Affordable Housing District") and (b) rezoning the land of Jarvis of Cheshire, LLC and Landmark Development Group, LLC.
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
6. Comments from Chairman
7. Adjournment

Mark C. Nickerson, Chairman

