

Town of East Lyme

Agenda

East Lyme Zoning Commission EAST LYME TOWN CLERK

Regular Meeting

August 2, 2007 - 7:30 P.M. East Lyme MIDDLE SCHOOL
30 Society Road, East Lyme, CT 06357

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 Landmark Investment Group, LLC ("Landmark") for approval of a text amendment to Section 32 of the East Lyme Zoning Regulations adding a section entitled "Affordable Housing District" (AHD);
2. Application of Landmark to rezone land of Jarvis of Cheshire, LLC and Landmark Development Group LLC from its existing zoning designation to an Affordable Housing District. The application is in connection with a proposed Affordable Housing Development to be known as "River View Heights VI (A Residential Community)". The property to be rezoned is located immediately southeast of River Road, Hill Road and Calkins Road, west of the Niantic River and Quarry Dock Road, and east of King Arthur Drive and is further identified in the application.
3. Application of Landmark for approval of a Preliminary Site Plan for the construction of between 1548 and 1720 units under the newly proposed Section 32 of the zoning regulations.
4. Application of Landmark for approval of a Coastal Management Site Plan.

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5. Application of GPF Flanders Plaza LLC for a special permit for a fast food restaurant at property identified in the application as 15 and 19 Chesterfield Road, Niantic, CT. Property further identified as lots 55 and 54 on the East Lyme Assessor's Map 31.1. {Continued from March 15, 2007, Public Hearing continued from May 23, 2007}.
6. Approval of Minutes of June 7, 2007, June 21, 2007 and July 12, 2007.

Old Business

1. Storm water
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 Salerno & Rosanna Carabelas)

New Business

1. Application of Michael Rivera and Nicholas Marocola for a Text Amendment to add child care facility by special permit within Section 11 of the Zoning Regulations.
2. Application of David Coonrod for a waiver of Section 20.8 road frontage for rear lots for property identified in the application as 40 Smith Street, Niantic CT 06357.
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 / jf

Mark Nickerson, Chairman