

FILED IN EAST LYME TOWN
CLERK'S OFFICE

Town of East Lyme

Agenda

East Lyme Zoning Commission

Regular Meeting

June 7, 2007 - 7:30 P.M. East Lyme HIGH SCHOOL

30 Chesterfield 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.
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}. **(TO BE CONTINUED)**.
6. 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". {Continued from April 12, 2007, continued from May 17, 2007}. **(TO BE CONTINUED)**.

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 6. 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". {Continued from April 12, 2007, continued from May 17, 2007}.
 7. Continuation of the Application of Theodore A Harris for Gateway Development/East Lyme LLC to amend the East Lyme Zoning Regulations to add proposed section 11.A.9. (Gateway Planned Development District Master Development Plan). {Continued from May 3, 2007, Continued from May 17, 2007 wherein the Public Hearing was CLOSED} DECISION ONLY.
 8. Approval of Minutes of May 3, 2007, May 17, 2007 and May 23, 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)

New Business

1. Any business on the floor, if any by the majority vote of the Commission.
2. Zoning Official
3. Comments from Ex-Officio
4. Comments from zoning board liaison to Planning Commission
5. Comments from Chairman
6. Adjournment

Mark Nickerson / jf

Mark Nickerson, Chairman