

# Town of East Lyme

## Agenda

East Lyme Zoning Commission  
Public Hearing & Regular Meeting  
November 3<sup>rd</sup> 2005 - 7:30 P.M. East Lyme Town Hall  
108 Pennsylvania Avenue, Niantic, CT 06357

FILED IN EAST LYME a  
Oct 26, 2005 AT 9 M

### Pledge of Allegiance

CarBlair, etc  
EAST LYME TOWN CLERK

### Public Delegations

Time set aside for the public to address the Commission on subject matters not on the Agenda.

### Public Hearing

1. Application of George P. Mitchell for a Special Permit to construct a multi-family/multi-story dwelling and Coastal Area Management Site Plan Review at property identified in the application as 308 Main Street, Niantic, CT. The property is further identified in the application as East Lyme Assessor's Map 12.1, Lot 120. (Continuation)

### Regular Meeting

1. Call to order.
2. Approval of minutes for meeting of September 15, 2005 Public Hearing I, II, III, and Regular Meeting, minutes for meeting of October 6, 2005 Public Hearing I, Public Hearing II, Public Hearing III, Public Hearing IV, Public Hearing V, and Regular Meeting, minutes for meeting of October 20, 2005 Public Hearing I, Public Hearing II, Public Hearing III, and Regular Meeting.
3. Application of Theodore A. Harris, agent for Real Estate Service, for approval of a zone change and site plan for an affordable housing development to be know as Sea Spray Condominiums. The affected properties are identified in the application as 15 Freedom Way (Lot 28, East Lyme Assessor's Map 9.0) and 22 Liberty Way (Lot 28-1, East Lyme Assessor's Map 9.0).
4. Application of Niantic Main Street to amend the East Lyme Zoning Regulations to permit outdoor dining/patios and to modify Section 25.5 by eliminating the restriction permitting apartments (Mixed Use) only over retail and office uses in CB Zones.
5. Affordable housing application of Landmark Development Group, LLC for (a) amendment of Section 32 of the East Lyme Zoning Regulations ("Affordable Housing District") and (b) rezoning the property identified in the application as land of Jarvis of Cheshire, LLC and Sargent's Head Realty Corporation, identified on East Lyme Tax Assessor's Map 27, Lot 14; Map 31, Lot 4; Map 31.2, Lots 3 & 8; Map 32.1, Lots 2 & 36; Map 32, Lot 1, from its existing zoning designation to an affordable housing district designation.
6. Application of George P. Mitchell for a Special Permit to construct a multi-family/multi-story dwelling and Coastal Area Management Site Plan Review at property identified in the application as 308 Main Street, Niantic, CT. The property is further identified in the application as East Lyme Assessor's Map 12.1, Lot 120.

### Old Business

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

**New Business**

1. Application of Peter J. Springsteel for a Coastal Area Management Site Plan Review to construct an addition and renovate a single family dwelling at property identified in the application as 1 Point Road, Niantic, Connecticut. The property is further identified in the application as East Lyme Assessor's Map 04.14, Lot 6.
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 Nickerson* (sv)

Mark Nickerson, Chairman  
October 25, 2005