

Town of East Lyme

Agenda

East Lyme Zoning Commission

Public Hearing & Regular Meeting

October 20th 2005 - 7:30 P.M. East Lyme Town Hall

108 Pennsylvania Avenue, Niantic, CT 06357

FILED IN EAST LYME TOWN
CLERK'S OFFICE

Oct 14 20 05 at 9:25 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 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).
(Continuation)
2. 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. *(Continuation)*
3. 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 1, 2005 Public Hearing I, II, III, and Regular Meeting, minutes for meeting of September 15, 2005 Public Hearing I, II, III, and Regular Meeting, and 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.
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. 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.
6. Application of Joseph E. Arborio for a Coastal Area Management Site Plan Review to repair an existing sea wall and wooden stairs at property located at 243 Giants Neck Road, Niantic,

Connecticut. The property is further identified in the application as East Lyme Assessor's Map 4.10 Lot 3.

7. 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.

Old Business

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

New Business

1. Application of Jeffrey A. McNamara for a text amendment to the East Lyme Zoning Regulations Section 32, Affordable Housing District.
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, Chairman
October 14, 2005

FILED IN EAST LYME ^a
Oct 24, 2005 AT 10 M

Motions from Zoning Commission Meeting on October 20, 2005

L. A. Blain Arc
EAST LYME TOWN CLERK

**** Motion (1)**

Ms. Carabelas motioned to close the Public Hearing for the Application of Theodore A. Harris, agent for Real Estate Service, for approval of a zoning change and site plan for an affordable housing development to be know as Sea Spray Condominiums.

The Motion was seconded by Mr. Gada.

Motion Passed. 5-0-0

**** Motion (2)**

Mr. Peck motioned to close the Public Hearing for the Application of Niantic Main Street to amend the Zoning Change 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.

The Motion was seconded by Ms. Carabelas.

Motion Passed. 6-0-0

**** Motion (3)**

Mr. Peck motioned to continue the Public Hearing for the 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. The Public Hearing is to be continued to November 3, 2005.

The Motion was seconded by Mr. Dwyer.

Motion Passed. 6-0-0

**** Motion (4)**

Mr. Peck motioned to approve the Regular Meeting Minutes and Public Hearings I, II, III meeting minutes from September 1, 2005.

The Motion was seconded by Mr. Dwyer.

Motion Passed. 5-0-1

**** Motion (5)**

Ms. Carabelas motioned to approve the application of Joseph E. Arborio for a Coastal Area Management Site Plan Review to repair an existing sea wall and wooden stairs at property located at 243 Giants Neck Road, Niantic, CT. The property is further identified as East Lyme Assessor's Map 4.10, Lot 3.

The Motion was seconded by Mr. Gada.

Motion Passed. 6-0-0

**** Motion (6)**

Ms. Gada motioned to adjourn the October 20, 2005 meeting of the East Lyme Zoning Commission.

The Motion was seconded by Ms. Carabelas.

Motion Passed. 6-0-0