

**Town of East Lyme**  
**AMENDED AGENDA**  
**East Lyme Zoning Commission**  
**Regular Meeting**

---

August 7, 2008 - 7:30 P.M. East Lyme Town Hall  
108 Pennsylvania Avenue, Niantic, CT 06357

FILED IN EAST LYME TOWN  
CLERK'S OFFICE

*Aug 5* 20 *08* at *2* (AM  
PM)

**Pledge of Allegiance**

**Public Delegations**

*Esther B. Williams*

EAST LYME TOWN CLERK

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

**Public Hearing**

1. Continuation of application of Theodore A. Harris, agent for Village Crossing of Niantic LLC for approval of affordable housing development, site plan and coastal area management site plan review to construct one hundred residential units (100) on property identified in the application as Assessor's Map 11.1, Lot 19. (Continued from May 15, 2008, June 19, 2008 and July 10, 2008)
2. Continuation of application of Theodore A. Harris, agent for Village Crossing of Niantic LLC to rezone from its existing zoning designation (RU-40 Residential) to Affordable Housing for property identified in the application as Assessor's Map 11.1, Lot 19. (Continued from May 15, 2008, June 19, 2008 and July 10, 2008)
3. Application of Jeffrey A McNamara for a text amendment to the East Lyme Zoning Regulations Section 4.1.3 "Nursery or Greenhouse provided they are not less than 100 feet from any lot line". (Continued from June 19, 2008 and July 10, 2008)
4. Application of AHEPA 250 INC to amend Section 25.5 of the Zoning Regulations. Section 25.5 Table of Minimum Controls for Specific Special Permit uses. AHEPA 250 INC proposes to modify the density requirement for Section 202 Housing for the Elderly Multi Family/Multi story by reducing the lot area requirement from 4000 square feet to 2500 square feet for each efficiency unit and from 6000 square feet to 4000 square feet for each two-bedroom unit.

**Regular Meeting**

1. Affordable housing incentive zone (First Selectman, Paul Formica).
2. Application of Theodore A. Harris, agent for Village Crossing of Niantic LLC for approval of affordable housing development, site plan and coastal area management site plan review to construct one hundred residential units (100) on property identified in the application as Assessor's Map 11.1, Lot 19. (Continued from May 15, 2008, June 19, 2008 and July 10, 2008)
3. Application of Theodore A. Harris, agent for Village Crossing of Niantic LLC to rezone from its existing zoning designation (RU-40

Residential) to Affordable Housing for property identified in the application as Assessor's Map 11.1, Lot 19. (Continued from May 15, 2008, June 19, 2008 and July 10, 2008)

4. Application of Jeffrey A McNamara for a text amendment to the East Lyme Zoning Regulations Section 4.1.3 "Nursery or Greenhouse provided they are not less than 100 feet from any lot line". (Continued from June 19, 2008 and July 10, 2008)
5. Application of AHEPA 250 INC to amend Section 25.5 of the Zoning Regulations. Section 25.5 Table of Minimum Controls for Specific Special Permit uses. AHEPA 250 INC proposes to modify the density requirement for Section 202 Housing for the Elderly Multi Family/Multi story by reducing the lot area requirement from 4000 square feet to 2500 square feet for each efficiency unit and from 6000 square feet to 4000 square feet for each two-bedroom unit.
6. Approval of Minutes of July 10, 2008, Regular Meeting and Minutes of July 25, 2008 Special Meeting of the East Lyme Zoning Commission.

### **Old Business**

1. Storm water
2. Subcommittee – Niantic Village (Mark Nickerson & Marc Salerno.)
3. Subcommittee-Adult uses (Rosanna Carabelas)
4. Subcommittee-Transitional Zones (Salerno/Peck)
5. Subcommittee-Rezoning (Northern Areas of East Lyme) & Scenic Roads (Salerno, Nickerson, Peck)

### **New Business**

1. Request of Theodore A Harris, Attorney for Walnut Hill Country Club for a one year extension of Special Permit/Site Plan for golf course, active adult community, and golf course accessory housing on the golf course.
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