

FILED IN EAST LYME
Jan 30, 2008 AT *10:30* M

**Town of East Lyme
Agenda
East Lyme Zoning Commission
Regular Meeting**

February 7, 2008 - 7:30 P.M. East Lyme Town Hall
108 Pennsylvania Avenue, Niantic, 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. 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. This proposal serves as an alternative to the existing Zoning regulatory guidelines in the Gateway Zoning District and would establish zoning requirements for development under a set of "Master Development Plan" regulations. The proposal provides the specific criteria for mixed-use development (retail & residential), building sizes, eligibility, submission requirements, approval criteria, implementation phasing and public improvements.
2. Application of Flanders Donut & Bake Shop, Inc., for a Special Permit for a drive thru for an existing bakery located at 323-327 Flanders Road, East Lyme, CT.
3. Continued - The East Lyme Zoning Commission proposal to amend the Zoning Regulations Section 20 of the code, specifically to delete from Section 20.1.1 "public schools, fire departments, libraries and other Town Buildings and uses". And to add a new section (F) "Town Buildings and Uses" to Section 20.1.2. This change would require a special permit approval from the Zoning Commission for all Town buildings and uses.

Regular Meeting

1. 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. This proposal serves as an alternative to the existing Zoning regulatory guidelines in the Gateway Zoning District and would establish zoning requirements for development under a set of "Master Development Plan" regulations. The proposal provides the specific criteria for mixed-use development (retail & residential), building sizes, eligibility, submission requirements, approval criteria, implementation phasing and public improvements.
2. Application of Flanders Donut & Bake Shop, Inc., for a Special Permit for a drive thru for an existing bakery located at 323-327 Flanders Road, East Lyme, CT.

3. Continued – The East Lyme Zoning Commission proposal to amend the Zoning Regulations Section 20 of the code, specifically to delete from Section 20.1.1 “public schools, fire departments, libraries and other Town Buildings and uses”. And to add a new section (F) “Town Buildings and Uses” to Section 20.1.2. This change would require a special permit approval from the Zoning Commission for all Town buildings and uses.
4. Zoning Fees
5. Approval of Minutes – January 17, 2008.

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)

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 /jl
Mark Nickerson, Chairman