

FILED IN EAST LYME P
Feb 12, 2008 AT 2:10 M

**EAST LYME ZONING COMMISSION
PUBLIC HEARING I
Thursday, FEBRUARY 7th, 2008
MINUTES**

L. Blais, arc
EAST LYME TOWN CLERK

The East Lyme Zoning Commission held a Public Hearing on 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 to serve as an alternative to the existing Zoning regulatory guidelines in the Gateway Zoning District and which would establish Zoning requirements for development under a set of 'Master Development Plan' regulations providing specific criteria for mixed-use development, building sizes, eligibility, submission requirements, approval criteria, implementation phasing and public improvements, on Thursday, February 7 2008 at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT. Chairman Nickerson opened the Public Hearing and called it to order at 7:32 PM.

PRESENT: Mark Nickerson, Chairman, Rosanna Carabelas, Secretary,
Norm Peck, Steve Carpenteri, Ed Gada, Marc Salerno

ALSO PRESENT: Attorney Theodore Harris, Representing Gateway Dev/EL LLC
Bob Bulmer, Alternate
William Dwyer, Alternate
William Mulholland, Zoning Official

ABSENT: John Birmingham, Alternate

PANEL: Mark Nickerson, Chairman, Rosanna Carabelas, Secretary,
Norm Peck, Steve Carpenteri, Ed Gada, Marc Salerno

Pledge of Allegiance

The Pledge was observed.

Public Hearing I

1. 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.

Mr. Nickerson said that he believed that there was an extension being granted here and that they would be continuing this public hearing. He called upon Attorney Harris.

Attorney Theodore Harris, representing the applicant said that they have granted an extension on this application through March 6, 2008 and that he understood that it would be on that meeting agenda. Mr. Mulholland concurred that it would be on the March 6, 2008 meeting of the Commission.

Mr. Nickerson asked if there was anyone present in the audience who wished to give comment now on this application in the event that they could not attend on March 6, 2008.
Hearing no one --

Mr. Nickerson called for a motion to adjourn and continue this Public Hearing until the March 6, 2008 meeting of the Commission.

****MOTION (1)**

Mr. Salerno moved that this Public Hearing be continued to the March 6, 2008 meeting of the Commission.

Mr. Gada seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Mr. Nickerson adjourned this Public Hearing at 7:37 PM and continued it to the March 6, 2008 meeting of the Commission.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary