

Town of East Lyme
AGENDA
East Lyme Zoning Commission
Regular Meeting

June 19, 2008 - 7:30 P.M. Nett Hall
Smith Street, Niantic, CT 06357

FILED IN EAST LYME

June 13, 2008 AT *1:50* M

Pledge of Allegiance

L. Blair
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. Continuation of application of Francis and Robert Mattison for a Special Permit under Section 3.2.3 to operate a dog kennel at property identified in the application as 98 Grassy Hill Road, East Lyme, CT. (Continued from June 5, 2008)
2. 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)
3. 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)
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".

Regular Meeting

1. Application of Francis and Robert Mattison for a Special Permit under Section 3.2.3 to operate a dog kennel at property identified in the application as 98 Grassy Hill Road, East Lyme, CT. (Continued from June 5, 2008)
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)
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)

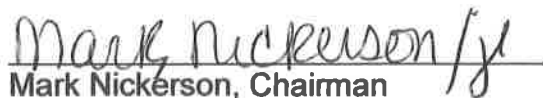
4. Application of Jeffrey A McNamara for a text amendment to the East Lyme Zoning Regulations Section 4.1.3 "Nursery or Greenhouse provided they are not less than 100 feet from any lot line".
5. Application of Theodore A. Harris, for Craig and Tricia Augone for a Special Permit and CAM application for a project known as Methodist Street Condominiums, at property located at 41-43 Hope Street and 45-47 Hope Street. Property further identified as Assessor's Map 11.2, lot 123 and Map 12.1 lot 8.
6. Application of Bobby DeMarinis for Special Permit to operate an outdoor dining facility at 11 East Pattagansett Rd, Niantic CT.
7. Approval of Minutes of May 8, 2008 Special Meeting and May 15, 2008 Regular Meeting, and June 5 2008 Regular 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. Application of Theodore A Harris, agent for Gateway Development/East Lyme LLC for a Master Development Plan in accordance with Section 11.A.9 of the East Lyme Zoning Regulations for property identified in the application as 284 Flanders Road, Assessor's Map 31.3 Lot 1, Flanders Road, Assessor's Map 31.0 Lot 1, 294-2 Flanders Road, Assessor's Map 31.3 Lot 5, 282 Flanders Road, Assessor's Map 31.3 Lot 2, 286 Flanders Road, Assessor's Map 26.0 Lot 2, Ancient Highway, Assessor's Map 25.0 Lot 35, Flanders Road, Assessor's Map 31.1 Lot 9, Boston Post Road, Assessor's Map 31.1 Lot 8.1, 4 Church Lane, Assessor's Map 31.1 Lot 11, 138 Boston Post Road, Assessor's map 31.1 Lot 7.
2. Application of AHEPA 250 Inc. to amend Section 25.5 ("Table of minimum controls for specific special permit") of the Zoning Regulations.
3. Any business on the floor, if any by the majority vote of the Commission.
4. Zoning Official
5. Comments from Ex-Officio
6. Comments from zoning board liaison to Planning Commission
7. Comments from Chairman
8. Adjournment


Mark Nickerson, Chairman