

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

Feb 28 20 08 at 11:15 AM PM

*Esther B Williams*

EAST LYME TOWN CLERK

March 6, 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 Richard McFadden d/b/a The Eclectic Chef for a Special Permit for Outdoor Dining at 281 Main Street, Niantic, CT.

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2. Application of Richard McFadden d/b/a The Eclectic Chef for a Special Permit for Outdoor Dining at 281 Main Street, Niantic CT.
3. Zoning Fees
4. Approval of Minutes – February 21, 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. Application of Theodore A Harris for Village Crossing of Niantic LLC for approval of an Affordable Housing Development and Site Plan for property identified in the application as Park Place; Assessor's Map 11.1, Lot 19.
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 jnl*  
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Mark Nickerson, Chairman