

**EAST LYME ZONING COMMISSION  
PUBLIC HEARING III  
Thursday, SEPTEMBER 4th, 2008  
MINUTES**

The East Lyme Zoning Commission held a Public Hearing on the 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 on Thursday, September 4, 2008 at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT. Chairman Nickerson opened the Public Hearing at 7:38 PM after the previously scheduled Public Hearings.

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

**ALSO PRESENT:** William Dwyer, Alternate  
William Mulholland, Zoning Official

**ABSENT:** Bob Bulmer, Alternate, Greg Massad, Alternate

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

**Pledge of Allegiance**

The Pledge was previously observed.

**Public Hearing III**

1. 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.

Chairman Nickerson said that it has been requested that this Public Hearing be opened and continued.

**\*\*MOTION (1)**

Mr. Carpenteri moved that this Public Hearing be continued.

Mr. Salerno seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Mr. Nickerson adjourned and continued this Public Hearing at 7:42 PM.

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary

FILED IN EAST LYME TOWN  
CLERK'S OFFICE

Sept 11 20 08 at 10:10 AM  
PM

*Ethel B Williams*

EAST LYME TOWN CLERK