

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

Feb 14 20 08 at 8:55 AM PM
Ethel B Williams
EAST LYME TOWN CLERK

February 21, 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. (CONTINUED TO MARCH 6, 2008).
2. Application of Harry and Trifonas Loginidis d/b/a Family Pizza for a renewal of Special Permit for Outdoor Dining at 233 Main Street, Niantic CT.
3. East Lyme Zoning Commission proposal to amend Section 25.5 of the Zoning Regulations. Section 25.5 Table of Minimum Controls for Specific Special Permit provides regulatory controls for special permit uses. The Zoning Commission is proposing a modification to the language that specifies criteria for mixed uses in CA and CB Commercial Zones. The commission is proposing to eliminate the restriction, which limits residential uses over office, and retail uses only.
4. Application of Kristin Burrow on behalf of Broadway Kids & Company LLC for a special permit under Section 11.2.2 of the East Lyme Zoning Regulations, private training facilities, trade and technical schools and facilities of higher learning, at 5 Freedom Way, Unit D1-D4, Niantic, Ct.

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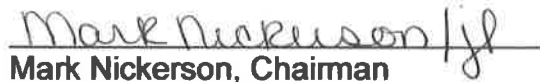
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5. Zoning Fees
6. Approval of Minutes – February 7, 2008.

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, Chairman