

Town of East Lyme

Agenda

East Lyme Zoning Commission
Public Hearing and Regular Meeting
April 1, 2004 - 7:30 P.M. East Lyme Town Hall
108 Pennsylvania Ave, Niantic CT 06357

FILED IN EAST LYME TOWN
CLERK'S OFFICE

March 20 04 at 9:35 AM PM

Esther B. Williams

EAST LYME TOWN CLERK

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. East Lyme Zoning Commission proposal to amend Section 18 (Sign Regulations) of the East Lyme Zoning Regulations, to permit suspended signs.
2. East Lyme Zoning Commission proposal to amend Section 8.2.2 and 9.2.3 of the Zoning Regulations to increase the floor ratio's for mixed use development in CA and CB Commercial Zones.

Regular Meeting:

1. Call to order
2. Accept Minutes of February 5, 2004 and March 18, 2004.
3. Application of Theodore A. Harris to amend/modify the zoning regulations to allow recreational / residential projects on large tracts of land.
4. Application of The Herb Chambers Companies, LLC for a Special Permit to construct and operate an Auto Sales agency at 51 Boston Post Road, East Lyme, CT. Property further identified as Lot 61, East Lyme Tax Assessor Map36.0
5. Application of Herb Chamber Companies, LLC for a Coastal Area Management site plan review to construct an automobile dealership at 51 Boston Post Road, East Lyme, CT. Property further identified as Lot 61, East Lyme Tax Assessor Map36.0.
6. Application of The Herb Chambers Companies, LLC for a Special Permit to erect a second freestanding sign, in accordance with Section 18.1.8.5 of the zoning Regulations, at 51 Boston Post Road, East Lyme, CT. Property further identified as Lot 61, East Lyme Tax Assessor Map36.0.
7. East Lyme Zoning Commission proposal to amend Section 18 (Sign Regulations) of the East Lyme Zoning Regulations, to permit suspended signs.
8. East Lyme Zoning Commission proposal to amend Section 8.2.2 and 9.2.3 of the Zoning Regulations to increase the floor ratio's for mixed use development in CA and CB Commercial Zones.
9. Request of "Orchards at East Lyme" (Subdivision) for a determination of parking requirements for a Subdivision Association Clubhouse and accessory Tennis courts.

Old Business:

1. Stormwater.

New Business:

1. Application of Theodore A. Harris for a Special Permit to modernize pre-existing non-conforming Gasoline Service Station located at 252 Flanders Road, Niantic, CT. Property is further identified as Tax Assessor's Map No. 26.1, Lot No. 7
2. Application of Theodore A. Harris for a change of zone from SU, Special Use to SU-E, Special Use-Elderly for property located at 16 Mostowy Road, East Lyme, CT. Property is further identified as East Lyme Tax Assessor's Map No. 40.0, Lot No. 5.
3. Application of Theodore A. Harris for a Special Permit for Elderly Housing at 16 Mostowy Road, East Lyme, CT. Property is further identified as East Lyme Tax Assessor's Map No. 40.0, Lot No. 5.
4. Application of Theodore Harris to amend the East Lyme Zoning Regulations by adding Section 21.1.9 "Reconstruction of Existing Structures".
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. Adjourn

Mark Nickerson

Mark Nickerson, Chairman
March 25, 2004