

Town of East Lyme

FILED IN EAST LYME TOWN
CLERK'S OFFICE

Agenda

East Lyme Zoning Commission
Public Hearing and Regular Meeting
November 18, 2004 - 7:30 P.M. East Lyme Town Hall
108 Pennsylvania Ave, Niantic CT 06357

Nov 12 2004 at 12:15 (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. Application of Ralph and Rose Marie Whiting for a Special Permit to construct 27 units of elderly housing on property identified in the application as 40 Roxbury Road, Niantic, Connecticut.
2. Application of Ralph and Rose Marie Whiting for a change of zone from RU-40 to Special Use Elderly (SU-E) for property identified in the application as 40 Roxbury Road, Niantic, Connecticut.

Regular Meeting

1. Call to order.
2. Approve minutes of Public Hearing I and Regular Meeting of November 4th, 2004.
2. Application of Ralph and Rose Marie Whiting for a Special Permit to construct 27 units of elderly housing on property identified in the application as 40 Roxbury Road, Niantic, Connecticut.
3. Application of Ralph and Rose Marie Whiting for a change of zone from RU-40 to Special Use Elderly (SU-E) for property identified in the application as 40 Roxbury Road, Niantic, Connecticut.
4. Application of Landmark Development Group, LLC and Jarvis of Cheshire, LLC for approval of the proposed development of the residential community as shown in plans entitled "River View Heights, (a residential community)" as an affordable housing development as defined in Connecticut General Statutes 8-30g(a)(1). (NO DISCUSSION)
5. Zoning Commission 2005 Meeting Schedule (Approval)

Old Business

1. Stormwater
2. Aquifer Protection
3. Report from Sub-Committee on Lot Sizes

New Business

1. Application of Jeffrey McNamara for a change of zone from R-10 to CB Commercial for property identified in the application as 100 Pennsylvania Avenue, Niantic.
2. Application of Donald Sherman for a Special Permit to construct and operate an auto sales agency at property identified in the application as 218 & 222 Flanders Road.
3. Application "Mike's Famous of Niantic" for a Special Permit for a regional shopping center, restaurant, and motor vehicle repairs at property commonly known as "Metal Pro" at 15 Industrial Park Road, Niantic, CT.
4. Application of Theodore A. Harris for change of zone from RU40 residential to CA commercial for a portion of property identified in the application as 53, 55, and 57 West Main Street. Parcels further identified as Lots 6, 7, 9 on East Lyme Assessor's Map 11.1.

5. Application of Theodore A. Harris for a Special Permit to construct elderly housing on property identified in the application as 53, 55, and 57 West Main Street. Parcels further identified as Lots 6, 7, 9 on East Lyme Assessor's Map 11.1.
6. Any business on the floor, if any by the majority vote of the Commission.
7. Zoning Official / Proposed amendment to regulate "shared access points" between adjoining properties (Discussion).
8. Comments from Ex-Officio
9. Comments from zoning board liaison to Planning Commission
10. Comments from Chairman
11. Adjournment

Mark Nickerson

Mark Nickerson, Chairman
November 12, 2004