

# Town of East Lyme

## Agenda

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

FILED IN EAST LYME  
10/4, 2004 AT 11:53 AM

Carla Blair, arc  
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 Theodore A. Harris to amend the East Lyme Zoning Regulations by adding a new Section 12.4 to Section 12 (SU-E) Special Use Districts, and to amend Section 25.5 Table of Minimum Controls for Specific Special Permit.
2. Application of Theodore A. Harris for a change of zone from RU-40 Residential to Special Use Elderly (SU-E) for property off Indian Woods Road, Niantic, CT. Assessor's Map 10.3, Lot 10.
3. Application of Theodore A. Harris for a special permit for elderly housing, request to modify current permit and site plan for the Spinnaker Elderly Housing project to allow the addition of 21 units.

### Regular Meeting

1. Call to order.
2. Acceptance of minutes of Continuation of Public Hearing, September 29, 2004.
3. Application of Theodore A. Harris to amend the East Lyme Zoning Regulations by adding a new Section 12.4 to Section 12 (SU-E) Special Use Districts, and to amend Section 25.5 Table of Minimum Controls for Specific Special Permit.
4. Application of Theodore A. Harris for a change of zone from RU-40 Residential to Special Use Elderly (SU-E) for property off Indian Woods Road, Niantic, CT. Assessor's Map 10.3, Lot 10.
5. Application of Theodore A. Harris for a special permit for elderly housing, request to modify current permit and site plan for the Spinnaker Elderly Housing project to allow the addition of 21 units.
6. Application of Paul W. Lussier for a Coastal Site Plan Review to remodel and expand a single family dwelling at 35 North Edgewood Road.

### Old Business

1. Stormwater
2. Aquifer Protection

### New Business

1. 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.
2. Any business on the floor, if any by the majority vote of the Commission.
3. Zoning Official / Proposed amendment to regulate "shared access points" between adjoining properties
4. Comments from Ex-Officio
5. Comments from zoning board liaison to Planning Commission
6. Comments from Chairman
7. Adjournment

Mark Nickerson

Mark Nickerson, Chairman  
October 4, 2004