

# Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

FILED IN EAST LYME TOWN

CLERK'S OFFICE

Sept 5, 1997 at 3:40 AM  
PM

*Esther B. Willaw*

EAST LYME TOWN CLERK

ZONING COMMISSION

**AGENDA  
EAST LYME ZONING COMMISSION  
REGULAR MEETING AND PUBLIC HEARING  
THURSDAY, SEPTEMBER 11TH, 1997 - 7:30 P.M.  
EAST LYME TOWN HALL**

CHAIRMAN - WAYNE FRASER

SECRETARY - ATHENA CONE

**PUBLIC DELEGATIONS:**

Time set aside for the public to address the Commission on subject matters not on the Agenda.

**PUBLIC HEARING:**

1. Application of Robert I. Reardon, Jr. for a change of zone from RU-40 Residential to a CA Commercial for the following properties:
  - a. 435 Boston Post Road, further identified as Lot 25, East Lyme Assessor Map 24.
  - b. 436 Boston Post Road, further identified as Lot 131, East Lyme Assessor Map 24.
  - c. 296 North Bride Brook Rd., further identified as Lot 130, East Lyme Assessor Map 24.
2. Continuation of the Public Hearing on the East Lyme Zoning Commission's proposal to amend Section 20.20.6 (Liquor for Standard Restaurants) of the zoning regulations.

**REGULAR MEETING**

1. Call the Regular Meeting of the Zoning Commission to order.
2. Acceptance of the Minutes of the August 21st, 1997 meeting.
3. Application of Robert I. Reardon, Jr. for a change of zone from RU-40 Residential to a CA Commercial for the following properties:
  - a. 435 Boston Post Road, further identified as Lot 25, East Lyme Assessor Map 24.
  - b. 436 Boston Post Road, further identified as Lot 131, East Lyme Assessor Map 24.
  - c. 296 North Bride Brook Rd., further identified as Lot 130, East Lyme Assessor Map 24.
4. The East Lyme Zoning Commission's proposal to amend Section 20.20.6 (Liquor for Standard Restaurants) of the zoning regulations.

**OLD BUSINESS:**

1. None.

**NEW BUSINESS:**

1. None.
2. Correspondence.
3. Any business on the floor, if any by the majority vote of the Commission.
4. Zoning Enforcement Officer.
5. Planning Representative.
6. Comments from the Ex-Officio.
7. Adjournment.

*Wayne L. Fraser (on)*

Wayne L. Fraser, Chairman  
September 5, 1997

REGULAR MEMBERS

WAYNE L. FRASER - CHAIRMAN  
ATHENA CONE - SECRETARY  
WILLIAM DWYER  
NORMAN B. PECK  
PAUL FORMICA  
CHRISTOPHER MULLANEY

ALTERNATE MEMBERS

DONN JOURDAN  
KENT PRESLEY  
SHAWN MCLAUGHLIN

EX-OFFICIO  
GARY LAKOWSKY

PUBLIC DELEGATIONS - This is a time when a member of the public may address the Commission regarding any matter not under consideration on the agenda. The board cannot enter into a discussion but will respond at a future date.

PUBLIC HEARINGS - This section of the agenda is for applicants of " Special Permits, Zoning Amendments and Zoning Changes " to present their case to the zoning board. During this phase the applicant primarily interacts with the Commission. Subsequent to the presentation, the Chairman will announce a time for members of the public to comment on the applications. Individuals will be allowed ample time to express their concerns.

REGULAR MEETING - This portion of the meeting is set aside for the board to review and evaluate the evidence presented during Public Hearing. The Commission will vote on each application during this phase. Please note that a decision may not be reached on the same evening as the hearing. The public may not interact with the Commission during the Regular Meeting.

(OVER)

COASTAL AREA MANAGEMENT (CAM) is a state mandated regulatory program designed to protect the state's Coastal Resources from unsuited development. Local shoreline towns must review certain types of development and assess their impact on such coastal resources as Tidal (rivers, wetlands, beaches, dunes, etc.) While development is permitted, applicants must demonstrate compliance with the programs policies and goals and take all reasonable measures to minimize any adverse impacts from the development.

#### SPECIAL PERMITS

A special permit allows a property owner to put his property to a use which the regulations expressly permit under conditions specified in the zoning regulations. These types of permits are accompanied by a site plan which is considered as part of the Special Permit.

#### AMENDMENTS

Zoning amendments can be initiated either by the Commission itself or any interested party. The Commission, which acts in a legislative capacity when it enacts or amends its zoning regulations, can amend or modify the regulations whenever time and experience reasonably indicates the need for revision.