

# Town of East Lyme

## Agenda

East Lyme Zoning Commission  
Regular Meeting

September 19, 2002 - 7:30 P.M. at the East Lyme Town Hall  
108 Pennsylvania Ave, Niantic CT 06357

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### 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 Landmark Development Group, LLC for re: modification of affordable housing proposal to adopt Affordable Regulations and for a change of zone for properties specifically listed in their application from their existing zoning district designation to a new "Affordable Housing Conservation District (AHCD).
2. Zoning Board of Appeals request to amend Section 21.1.5 (enlargement of nonconforming dwellings) of the East Lyme Zoning Regulations.
3. Application of Attorney Theodore A. Harris, agent for Demitrios Orphanides, for a change of zone for 10 Black Point Road (Lot 200, East Lyme Assessor Map 11.2) and 12-B Black Point Road (Lot 201, East Lyme Assessor Map 11.2), Niantic, Connecticut. The applicant proposes to rezone the properties from their existing zoning designation to a CB Commercial Zoning District.

### Regular Meeting:

1. Call the Regular Meeting of the Zoning Commission to order.
2. Acceptance of the minutes of the September 5th, 2002 meeting.
3. Application of Landmark Development Group, LLC for re: modification of affordable housing proposal to adopt Affordable Regulations and for a change of zone for properties specifically listed in their application from their existing zoning district designation to a new "Affordable Housing Conservation District (AHCD).
4. Zoning Board of Appeals request to amend Section 21.1.5 (enlargement of nonconforming dwellings) of the East Lyme Zoning Regulations.
5. Application of Attorney Theodore A. Harris, agent for Demitrios Orphanides, for a change of zone for 10 Black Point Road (Lot 200, East Lyme Assessor Map 11.2) and 12-B Black Point Road (Lot 201, East Lyme Assessor Map 11.2), Niantic, Connecticut. The applicant proposes to rezone the properties from their existing zoning designation to a CB Commercial Zoning District.

FILED IN EAST LYME TOWN  
CLERK'S OFFICE

Sept 13 20 02 at 1:25 <sup>AM</sup> <sup>PM</sup>

*Esther B. Williams*

EAST LYME TOWN CLERK

**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 Official.
5. Comments from Ex-Officio.
6. Comments from Zoning Board Liaison to Planning commission –
7. Zoning Board liaison to Planning commission –
8. Comments from Chairman
9. Adjournment.



Mark Nickerson, Chairman  
September 13, 2002