

Town of East Lyme
AGENDA
East Lyme Zoning Commission
Regular Meeting

RECEIVED FOR RECORD
EAST LYME, CT

2023 APR 14 A 10 09

April 20, 2023 - 7:30 P.M. – East Lyme Town Hall
108 Pennsylvania Avenue, Niantic, Connecticut

Carroll Hill
TOWN CLERK

Call the April 20, 2023, East Lyme Zoning Commission Meeting to Order

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. Continuation of Application of ZDM Properties, LLC, for a Special Permit and Design Review to develop properties identified in the applications 338, 344, and 348 Main Street, Assessor Map 11.2 Lots 165 & 166 into a mixed-use project per sections 9.2.3 & 9.2.4, 25 & 24 of the Zoning Regulations.
2. Proposed East Lyme Zoning Commission Text Amendment to Section 9, CB Commercial Districts, and Section 25.5, CB Zone under Mixed Use of the East Lyme Zoning Regulations.
3. Application of Anna Lathrop, for Gourmet Galley, for a Special Permit for Outdoor Dining at 185 Main Street, Niantic.
4. Application of Todd Donovan, for The Clubhouse, for a Special Permit for Commercial Indoor Recreation (individual baseball/softball training) at 15 Industrial Park Road, Niantic, Assessor Map 26.1 Lot 2.

Regular Meeting

1. Approval of Minutes of April 13, 2023
2. Application of ZDM Properties, LLC, for a Special Permit and Design Review to develop properties identified in the applications 338, 344, and 348 Main Street, Assessor Map 11.2 Lots 165 & 166 into a mixed-use project per sections 9.2.3 & 9.2.4, 25 & 24 of the Zoning Regulations.

3. Proposed East Lyme Zoning Commission Text Amendment to Section 9, CB Commercial Districts, and Section 25.5, CB Zone under Mixed Use of the East Lyme Zoning Regulations.
4. Application of Anna Lathrop, for Gourmet Galley, for a Special Permit for Outdoor Dining at 185 Main Street, Niantic.
5. Application of Todd Donovan, for The Clubhouse, for a Special Permit for Commercial Indoor Recreation (individual baseball/softball training) at 15 Industrial Park Road, Niantic, Assessor Map 26.1 Lot 2.

Old Business

1. Subcommittees

- A. Architectural Design Review Regulations CA Commercial Zone

New Business

1. Any business on the floor, if any, by the majority vote of the Commission.
2. Zoning Official
3. Comments from Ex-Officio
4. Comments from Zoning board liaison to Planning Commission
 - A. Jett-Harris – May 9, 2023
 - B. Markovitz – June 13, 2023
 - C. Peck – July 18, 2023
5. Comments from Chairman

Adjournment