

Town of East Lyme
AGENDA
East Lyme Zoning Commission
Regular Meeting

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

Call the December 7, 2023, East Lyme Zoning Commission Meeting to Order

Election of Officers

1. Chairman
2. Secretary

Pledge of Allegiance

Public Delegations

Town Attorney

1. Introductory Briefing

Public Hearing

1. Application of East Lyme Zoning Commission for a Text Amendment to the East Lyme Zoning Regulations to amend Section 24 “Site Plan Review Requirements” by adding subsections 24.6 E-I.
2. Application of East Lyme Zoning Commission for a Text Amendment to the East Lyme Zoning Regulations. It is specifically proposed to add Section 34.2.1 “Flanders Village”, and to modify the current Section 34.3 “Purpose”, and by adding Section 34.6.1.1 “The Flanders Village Design District”.
3. Application of Christopher Herbert, for Constantine’s on the Bay, for a Special Permit for Outdoor Dining for property located at 252-2 Main Street, Niantic, Assessor Map 12.1 Lot 115.

Regular Meeting

1. Approval of Minutes of November 2, 2023
2. Application of East Lyme Zoning Commission for a Text Amendment to the East Lyme Zoning Regulations to amend Section 24 “Site Plan Review Requirements” by adding subsections 24.6 E-I.
3. Application of East Lyme Zoning Commission for a Text Amendment to the East Lyme Zoning Regulations. It is specifically proposed to add Section 34.2.1 “Flanders Village”, and to modify the current Section 34.3 “Purpose”, and by adding Section 34.6.1.1 “The Flanders Village Design District”.

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2023 NOV 31 A 1:39
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TOWN CLERK

4. Application of Christopher Herbert, for Constantine's on the Bay, for a Special Permit for Outdoor Dining for property located at 252-2 Main Street, Niantic, Assessor Map 12.1 Lot 115.

Old Business – None

New Business

1. Application of Bride Lake, LLC, (successor to Pazz & Construction, LLC) for site plan approval for the modification of the December 3, 2020, approval of an eighty (80) unit affordable housing multi-family residential development pursuant to Connecticut General Statutes 8-30g increasing the total unit count to one hundred (100) multi-family units on the westerly side of N. Bride Brook Rd (20.24 acres) now bearing street number 94, Assessor Map 9.0 Lot 37-2.
2. Any business on the floor, if any, by the majority vote of the Commission.
3. Zoning Official
4. Comments from Ex-Officio
5. Comments from Zoning Board Liaison to Planning Commission
December 12, 2023
6. Correspondence
7. Comments from Chairman

Adjournment