

**Town of East Lyme**  
**AGENDA**  
**East Lyme Zoning Commission**  
**Regular Meeting**

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May 2, 2024 - 7:30 P.M. – East Lyme Town Hall  
108 Pennsylvania Avenue, Niantic, Connecticut

**1. Call the May 2, 2024, East Lyme Zoning Commission Regular Meeting to Order**

**2. Pledge of Allegiance**

**3. Public Delegations** - Time set aside for the public to address the Commission on items not on the agenda.

**4. Public Hearing-**

- a. Application of Eric S Parker, Esq. for proposed Text Amendment to Section 20.26 of the East Lyme Zoning Regulations.

**5. Regular Meeting**

- a. Approval of Minutes of April 18, 2024, Regular Meeting.
- b. Application of Eric S Parker, Esq. for proposed Text Amendment to Section 20.26 of the East Lyme Zoning Regulations.
- c. Application of Heather Gardner, for Coastal Area Management (CAM) Review for property located at 7 North Dr OGBA, for construction of a single-family dwelling.
- d. Application of Thomas Gardner, for Coastal Area Management (CAM) Review for property located at 11-13 North Dr OGBA, for construction of a single-family dwelling.
- e. Application of Old Black Point Association, Inc, for a Coastal Area Management (CAM) site plan review for demolition of existing beach cabanas and decking and reconstructing the structure at property located at 201 Old Black Point Rd, Niantic. Assessor Map 02.1 Lot 13.
- f. Application of Glenn Carlson, owner, for Site Plan Review for expansion of premises limited to 2 Knickerbocker Ln (Mt. Tabor Woods), Niantic, Assessor Map 21.2 Lot 47 Unit 1.

**6. Old Business**

- a. Subcommittee - Outdoor Lighting
- b. Subcommittee – Text Amendment CA Zone (Mixed Use)
- c. Affordable Housing Update

**7. New Business**

- a. Application of Janeth Velin, for Rossa Negra, for a renewal of Special Permit for Outdoor Dining at 214 Flanders Rd, Niantic.

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EAST LYME, CT  
2024 APR 29 P 12:46  
Cassidy M. ...  
TOWN CLERK

- b. Application of Kristen Clarke, P.E. for conceptual site plan approval for an age restricted, affordable housing, rental community per Conn. Gen. Statute 8-30g.
- c. Any business on the floor, if any, by the majority vote of the Commission.
- d. Zoning Official
- e. Comments from Ex-Officio
- f. Zoning Board Liaison to Planning Commission
  - 1. May 14, 2024 – Liska
  - 2. June 11, 2024 - Markovitz
- g. Correspondence
- h. Comments from Chairman

**8. Adjournment**