

Town of East Lyme
AGENDA
East Lyme Zoning Commission
Regular Meeting

June 6, 2024 - 7:30 P.M. – East Lyme Town Hall
108 Pennsylvania Avenue, Niantic, Connecticut

1. Call the June 6, 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. Continuation of Application of Eric S Parker, Esq. for proposed Text Amendment to Section 20.26 of the East Lyme Zoning Regulations.
- b. Application by Kristen Clarke, P.E., for an amended, modified, Conceptual Site Plan approval per Conn. Gen. Stat. 8-30g (affordable housing) of the original application for a 25-unit age restricted single- and multi-family affordable residential housing development to be located on the northerly side of Boston Post Rd on a parcel identified as 91 Boston Post Road, Assessor Map 31.0 Lot 2.
- c. Application of Janeth Velin, for Rossa Negra, for a renewal of a Special Permit for Outdoor Dining at 214 Flanders Rd, Niantic.

5. Regular Meeting

- a. Approval of Minutes of May 2, 2024, Regular Meeting.
- b. Continuation of Application of Eric S Parker, Esq. for proposed Text Amendment to Section 20.26 of the East Lyme Zoning Regulations.
- c. Application by Kristen Clarke, P.E., for an amended, modified, Conceptual Site Plan approval per Conn. Gen. Stat. 8-30g (affordable housing) of the original application for a 25 unit age-restricted single- and multi-family affordable residential housing development to be located on the northerly side of Boston Post Rd on a parcel identified as 91 Boston Post Road, Assessor Map 31.0 Lot 2.
- d. Application of Janeth Velin, for Rossa Negra, for a renewal of a Special Permit for Outdoor Dining at 214 Flanders Rd, Niantic.

6. Old Business

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

**RECEIVED FOR RECORD
EAST LYME, CT
2024 MAY 30 A 9:07
Kathy M. Velin
TOWN CLERK**

7. New Business

- a. Application of Bruce & Linda Dworak for Coastal Area Management (CAM) Review for property located at 13 Point Rd GNB, Niantic. Assessor Map 04.14 Lot 2.
- b. Any business on the floor, if any, by the majority vote of the Commission.
- c. Zoning Official
- d. Comments from Ex-Officio
- e. Zoning Board Liaison to Planning Commission
 1. May 14, 2024 – Liska
 2. June 11, 2024 – Markovitz
 3. July 9, 2024 - Peck
- f. Correspondence
- g. Comments from Chairman

8. Adjournment