

Town of East Lyme
AGENDA
East Lyme Zoning Commission
Regular Meeting

June 20, 2024 - 7:30 P.M. – East Lyme Town Hall
108 Pennsylvania Avenue, Niantic, Connecticut

1. Call the June 20, 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 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.

5. Regular Meeting

- a. Approval of Minutes of June 6, 2024, Regular Meeting.
- b. Continuation of 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 Bruce & Linda Dworak for Coastal Area Management (CAM) Review for property located at 13 Point Rd GNB, Niantic. Assessor Map 04.14 Lot 2.

6. Old Business

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

7. New Business

- a. Application of Ricky Au for Spice Club, for a renewal of Special Permit for Outdoor Dining at 239 Main St, Niantic.
- b. Application of William R. Sweeney, Esq, for proposed Text Amendment to Section 11.1.4 of the East Lyme Zoning Regulations
- c. Any business on the floor, if any, by the majority vote of the Commission.

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EAST LYMES, CT
2024 JUN 13 P 12:17
Caitlin Kelly
TOWN CLERK

- 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
 - 3. July 9, 2024 - Peck
- g. Correspondence
- h. Comments from Chairman

8. Adjournment