

Town of East Lyme
AGENDA
East Lyme Zoning Commission
Regular Meeting

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

1. Call the November 7, 2024, East Lyme Zoning Commission Regular Meeting to Order

2. Pledge of Allegiance

3. Public Hearing- None

4. Regular Meeting

- a. Application of Keith Neilson, P.E., of Docko Inc., agent, for Craig Hecker, for Coastal Area Management (CAM) for site plan review for new landscaping walls for property located at 58 Shore Rd, Niantic. Assessor Map 08.4 Lot 58.
- b. Application of J. Robert Pfanner & Assoc. P.C., for Coastal Area Management (CAM) Review for demolition of existing home and construction of new single-family home with detached accessory structure for property located at 112 E. Shore DR BPBC, Assessor Map 02.7 Lot 17.

5. Disposition of Minutes

- a. Approval of Minutes of October 17, 2024, Regular Meeting.

6. Old Business

- a. Affordable Housing

7. Subcommittee Reports

- a. Subcommittee – Text Amendment CA Zone (Mixed Use)

8. New Business

- a. Application of James Bernardo, agent for Thomas Gardner, for modification to previously approved Coastal Area Management (CAM) site plan for property identified as 7 North Dr, Assessor Map 08.2 Lot 154.
- b. Application of William R Sweeney Esq., attorney for John & Sally Kelsey, for a Special Permit to modify a legal pre-existing, non-conforming camping resort under Section 12.1.1A from seasonal to year-round operations for property identified as 271 W Main St Niantic, Assessor Map 09.0 Lot 2.
- c. Any business on the floor, if any, by the majority vote of the Commission.
- d. Correspondence

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Cynthia M. M...
TOWN CLERK

9. Public Delegations - Time set aside for the public to address the Commission on Land Use items not on the agenda.

10. Zoning Official

11. Comments from Ex-Officio

12. Zoning Board Liaison to Planning Commission

- a. November 12, 2024- Foley
- b. December 10, 2024- Jett-Harris

13. Comments from Chairman

14. Adjournment