

Town of East Lyme
AGENDA
East Lyme Zoning Commission
Regular Meeting

February 6, 2025 - 7:30 P.M. – East Lyme Town Hall
108 Pennsylvania Avenue, Niantic, Connecticut

1. Call the February 6, 2025, East Lyme Zoning Commission Regular Meeting to Order

2. Pledge of Allegiance

3. Public Hearing

- a. Application of Jeffrey McNamara, attorney, for Jennifer and Damien Firmenich, owners, for a Special Permit for a Private Club, known as Pattagansett Art Center, per Section 25.5 of the East Lyme Zoning Regulations, on property identified as 121 Upper Pattagansett Rd, East Lyme, Assessor Map 35.0 Lot 44.

4. Regular Meeting

- a. Application of Boats Incorporated for Coastal Area Management (CAM) for Site Plan Review for tear down and rebuild of proposed 4,146 sq ft building for property located at 129-1 Main St, Assessor Map 12.1 lot 54.
- b. Application of Jeffrey McNamara, attorney, for Jennifer and Damien Firmenich, owners, for a Special Permit for a Private Club, known as Pattagansett Art Center, per Section 25.5 of the East Lyme Zoning Regulations, on property identified as 121 Upper Pattagansett Rd, East Lyme, Assessor Map 35.0 Lot 44.

5. Disposition of Minutes

- a. Approval of Minutes of January 23, 2025, Regular Meeting.

6. Old Business-

7. Subcommittee Reports

- a. Text Amendment Mixed Use CA Zone
- b. RU 80/40 Redistricting

8. New Business

- a. Application of Edward M. Cassella, attorney for Pelletier Niantic CT LLC, for proposed Text Amendment, to include new Section 12B SU-EMC a floating special use district, of the East Lyme Zoning Regulations.
- b. Any business on the floor, if any, by the majority vote of the Commission.
- c. Correspondence

RECEIVED FOR RECORD
EAST LYME, CT
2025 JAN 31 A 9:15
Court Clerk
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. February 11, 2025-Liska

13. Comments from Chairman

14. Adjournment