

Town of East Lyme
AGENDA
East Lyme Zoning Commission
Regular Meeting

March 20, 2025 - 7:30 P.M. – East Lyme Town Hall
108 Pennsylvania Avenue, Niantic, Connecticut

1. Call the March 20, 2025, East Lyme Zoning Commission Regular Meeting to Order

2. Pledge of Allegiance

3. Public Hearing

- a. Application of Edward M Cassella, attorney for Pelletier Niantic CT LLC, for proposed Text Amendment, to create new Section 12B SU-EMC a floating special use district with additional controls in Section 25.5, of the East Lyme Zoning Regulations.

4. Regular Meeting

- a. Application of Edward M Cassella, attorney for Pelletier Niantic CT LLC, for proposed Text Amendment, to create new Section 12B SU-EMC a floating special use district with additional controls in Section 25.5, of the East Lyme Zoning Regulations.

5. Disposition of Minutes

- a. Approval of Minutes of February 20, 2025, Regular Meeting.

6. Old Business

7. Subcommittee Reports

8. New Business

- a. Outdoor dining renewals-some with changes
- b. Application of William R. Sweeney, Esq. agent for Sahin Development Group, LLC, for Proposed Text Amendment to Sections 9.2.1, 9.3.1, and 25.5 to permit Mixed Use Development in the CB Zone subject to a special permit and certain minimum controls.
- c. Any business on the floor, if any, by the majority vote of the Commission.
- d. Correspondence

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. March 11 2025-Markovitz
- b. April 8, 2025-Peck

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EAST LYME, CT
2025 MAR 13 P 12:06
Cassella
TOWN CLERK

13. Comments from Chairman

14. Adjournment

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