

Town of East Lyme
AGENDA
East Lyme Zoning Commission
Regularly Scheduled Meeting

FILED IN EAST LYME
Nov 8, 2012 AT 9:50 AM

November 15, 2012 - 7:30 P.M. East Lyme Town Hall
108 Pennsylvania Avenue, Niantic, CT 06357

Call the November 15, 2012 East Lyme Zoning Commission Meeting to Order *Brooke D. Harmon, Atc*
EAST LYME TOWN CLERK

Pledge of Allegiance

Public Delegations - Time set aside for the public to address the Commission on subject matters not on the Agenda.

Public Hearing -

1. Continuation of Application of Tyler Gilbertie, for Gilberties Restaurant, LLC, dba Lazy Burrito, Owner/Applicant, for a Special Permit to operate a Fast Food Restaurant at property identified in the application as 327 Flanders Road, East Lyme, Connecticut; Assessor's Map 31.1, lot 58.
2. Application of Nancy Hutchins, for Long Water Farm, Owner/Applicant, for a Special Permit to operate an Organic Market – Agriculture, at property identified in the application as 32 Black Point Road, Niantic, Connecticut. Assessor's Map 11.4, lot 99.
3. Application of To Design, LLC, for Seron Incorporated for a Special Permit to operate a fast food restaurant with a drive thru facility at property identified in the application as 168 W Main Street, Niantic. East Lyme Assessor's Map 10.4, lot 24.
4. Continuation of the East Lyme Zoning Commission proposal to amend the East Lyme Zoning Regulations by deleting Section 13 Aquifer and Primary Recharge District and Secondary Recharge District, and Section 30, Aquifer Protection Districts from the East Lyme Zoning Regulations, and to amend the Zoning Map by removing the Aquifer Protection Zones. Jurisdiction and responsibility will be transferred to the town's Aquifer Protection Agency.

Regular Meeting

1. Application of Tyler Gilbertie, for Gilberties Restaurant, LLC, dba Lazy Burrito, Owner/Applicant, for a Special Permit to operate a Fast Food Restaurant at property identified in the application as 327 Flanders Road, East Lyme, Connecticut, Assessor's Map 31.1, lot 58.
2. Application of Nancy Hutchins, for Long Water Farm, Owner/Applicant, for a Special Permit to operate an Organic Market – Agriculture, at property identified in the application as 32 Black Point Road, Niantic, Connecticut. Assessor's Map 11.4, lot 99.
3. Application of To Design, LLC, for Seron Incorporated for a Special Permit to operate a fast food restaurant with a drive thru facility at property identified in the application as 168 W Main Street, Niantic. East Lyme Assessor's Map 10.4, lot 24.

4. Request of Wayne Fraser, for Crest Ford for a modification of a previously approved site plan to allow the expansion of the present parking on property identified in the application as 222 Flanders Road, Assessor's Map 26.1, lot 24.
5. East Lyme Zoning Commission proposal to amend the East Lyme Zoning Regulations by deleting Section 13 Aquifer and Primary Recharge District and Secondary Recharge District, and Section 30, Aquifer Protection Districts from the East Lyme Zoning Regulations, and to amend the Zoning Map by removing the Aquifer Protection Zones. Jurisdiction and responsibility will be transferred to the town's Aquifer Protection Agency
6. Proposed text amendments to Section 32 of the East Lyme Zoning Regulations, regarding Affordable Housing Developments, pursuant to an application filed by Landmark Development Group, LLC, on remand from the Superior Court.
7. Approval of Minutes of October 18, 2012.

Old Business

1. Parking Subcommittee (Jack Hogan, Matthew Kane, Marc Salerno)
2. Sign Subcommittee (George McPherson, Matthew Walker, Terence Donovan)
3. Outdoor Dining Bars Subcommittee (Bill Dwyer, George McPherson, Terence Donovan)
4. Poultry Subcommittee (Marc Salerno, Bill Dwyer, Terrance Donovan)

New Business

1. 2013 Proposed Meeting Calendar.
2. Any business on the floor, if any by the majority vote of the Commission.
3. Zoning Official
4. Comments from Ex-Officio
5. Comments from zoning board liaison to Planning Commission (Salerno – November 20, 2012, Walker – December 4, 2012)
6. Comments from Chairman
7. Adjournment

Marc Salerno