

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

FILED IN EAST LYME
NOV 12, 2010 AT *1:00* P
L. Blais
EAST LYME TOWN CLERK

November 18, 2010 - 7:30 P.M. East Lyme Town Hall
108 Pennsylvania Avenue, Niantic, CT 06357

Call the November 18, 2010 East Lyme Zoning Commission Meeting to Order

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. The East Lyme Zoning Commission proposal to amend the East Lyme Zoning Regulations by adding a new section entitled "Incentive Housing Zone Regulations Section 33".
2. The East Lyme Zoning Commission proposal to amend the Zoning Map and to create the following Incentive Housing Zone Overlay Districts:
 - a. A Midway Incentive Housing Zone, further identified as 170 Flanders Road, Assessor's Map 26.3, Lot 11.
 - b. A Niantic Village Incentive Housing Zone, more particularly identified as three sub-zones as follows:
 - i. Niantic Village, Hope Street Incentive Housing Zone: 27 Hope Street, Assessor's Map 12.1, Lot 98; 23-25 Hope Street, Assessor's Map 12.1, Lot 97; and approximately one half of 267-283 Main Street, Assessor's Map 12.1, Lot 103.
 - ii. Niantic Village, Main Street –North, Incentive Housing Zone: 329 Main Street, Assessor's Map 12.1, Lot 1; 325 Main Street, Assessor's Map 12.1, Lot 2; 321 Main Street, Assessor's Map 12.1, Lot 3; 315 Main Street, Assessor's Map 12.1, Lot 4; 8 Methodist Street, Assessor's Map 12.1, Lot 5; 10 Methodist Street, Assessor's Map 12.1, Lot 6; 12 Methodist Street, Assessor's Map 12.1, Lot 7.
 - iii. Niantic Village, Main Street – South, Incentive Housing Zone: 326 Main Street, Assessor's Map 12.1, Lot 123; 316 Main Street, Assessor's Map 12.1, Lot 122; 312 Main Street, Assessor's Map 12.1, Lot 121.

Regular Meeting

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3. Application of Theodore A Harris for JV Hope Street LLC to amend/modify the site plan for the Affordable Housing Development known as 38 Hope Street, located at 38 Hope Street, Niantic, Connecticut.
4. Approval of Proposed 2011 Zoning Meeting Calendar.
5. Approval of Minutes of October 21, 2010.

Old Business

1. Niantic Village Subcommittee (Norm Peck & Marc Salerno)
2. Conservation Development by Design (Marc Salerno, Norm Peck, & Rosanna Carabelas)
3. Incentive Housing Subcommittee (Ed Gada, Rosanna Carabelas, Marc Salerno)
4. Parking Subcommittee (Matthew Walker, Marc Salerno, Steve Carpenteri)
5. Sign Subcommittee (Marc Salerno, Rosanna Carabelas, Matthew Walker)

New Business

1. Application of Peter Balanger, Applicant, for Food Bag, for a special permit to replace all the fuel dispensers and piping for gasoline service system on the premises of 202 Flanders Road, Niantic, Connecticut.
2. Application of Ernest Covino, Applicant, for a special permit to operate a fast food restaurant (Deli) at 287-2 Main Street, Niantic, Connecticut, aka 301 Main Street, Niantic, Connecticut.
3. Application of Theodore A Harris, agent for New England National, LLC for approval of affordable housing development, and site plan to construct seventy-four (74) residential units on property identified in the application as Upper Pattagansett Road, Assessor's Map 39.0, Lot 10-1.
4. Application of Theodore A Harris, agent for New England National, LLC to rezone from its existing zoning designation (RU-40 Residential) to Affordable Housing District for property identified in the application as Upper Pattagansett Road, Assessor's Map 39.0, Lot 10-1.
5. Any business on the floor, if any by the majority vote of the Commission.
6. Zoning Official
7. Comments from Ex-Officio
8. Comments from zoning board liaison to Planning Commission
9. Comments from Chairman
10. Adjournment


Marc Salerno, Chairman