

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

FILED IN EAST LYME TOWN  
CLERK'S OFFICE  
2/14/13 AT 3:40 AM/PM  
*Josley A. Blais*  
EAST LYME TOWN CLERK

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February 21, 2013 - 7:30 P.M. East Lyme Town Hall  
108 Pennsylvania Avenue, Niantic, CT 06357

**Call the February 21, 2013 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. Application of William Heenan for Anmar LLC for a Special Permit for Mixed Use Development, at property identified in the application as 157 West Main Street, Niantic. East Lyme Assessor's Map 10.4, Lot 31.
2. Application of Mirabell LLC, for a Special Permit for Outdoor Dining to include the serving of alcohol, at property identified in the application as 344 Main Street, Niantic, Connecticut.

**Regular Meeting**

1. Application of Theodore A Harris, agent for JAG Capital Drive, LLC to rezone from its existing zoning designation (Light Industrial) to Affordable Housing District for property identified in the application as West Main Street/Capital Drive, Assessor's Map 09.0, Lot 19.
2. Application of Theodore A Harris, agent for JAG Capital Drive, LLC for approval of affordable housing development, and a conceptual site plan to construct sixty-nine (69) residential units on property identified in the application as West Main Street/Capital Drive, Assessor's Map 09.0, Lot 19.
3. Application of William Heenan for Anmar LLC for a Special Permit for Mixed Use Development, at property identified in the application as 157 West Main Street, Niantic. East Lyme Assessor's Map 10.4, Lot 31.
4. Application of Mirabell LLC, for a Special Permit for renewal of Outdoor Dining to include the serving of alcohol, at property identified in the application as 344 Main Street, Niantic, Connecticut.
5. Application of J. Robert Pfanner, for James and Anita Lahey, Owner, for a Coastal Area Management Review for the removal of the existing home and replacement with a new home, at property identified in the application as 20 Bishop Bay Road, Niantic.
6. Approval of Minutes of February 7, 2013.

**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. Application of the Town of East Lyme, for a Coastal Area Management Review for expansion of an existing public parking lot and construction of a public restroom facility at property identified in the application as 22 Main Street, aka Cini Park Parking Lot.
2. Application of the Town of East Lyme, for a Coastal Area Management Review for replacement of the Town Boat Launch Ramp at property identified in the application as Grand Street, Niantic.
3. Application of Theodore A. Harris, Attorney, for Benchmark Senior Living, for a text amendment to the East Lyme Zoning Regulations Section 9.2 CB Zone and Section 25.5 for Assisted Living Facilities.
4. Any business on the floor, if any by the majority vote of the Commission.
5. Zoning Official
6. Comments from Ex-Officio
7. Comments from zoning board liaison to Planning Commission (Dwyer – February 5, 2013, Hogan – February 19, 2013, Kane – March 5, 2013)
8. Comments from Chairman
9. Adjournment

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Marc Salerno