

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

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

FILED IN EAST LYME TOWN  
CLERK'S OFFICE

**Call the March 7, 2013 East Lyme Zoning Commission Meeting to Order**

Feb 28, 2013 AT 1:55 AM (M)  
*(Cullen Halbo)*  
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. 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.
2. Application of Bill Wild, for Wild-Froyo, LLC, dba Peachwave Frozen Yogurt East Lyme, Owner/Applicant, for a Special Permit to operate a Fast Food Restaurant at property identified in the application as 170 Flanders Road, East Lyme, Connecticut, Assessor's Map 26.3, lot 11.
3. Application of Francis G. Grace for Main Street Grille, Niantic for a Renewal of a Special Permit for Outdoor Dining at property identified in the application as 252-2 Main Street, Niantic, Connecticut. Assessor's Map 12.1, Lot 115.
4. Application of Steve Carpenteri for Niantic Bay Inn, Inc., (aka Lyme Tavern), for a Renewal of a Special Permit for Outdoor Dining at property identified in the application as 229 W Main Street, Niantic, Connecticut. Assessor's Map 10.3, lot 1.
5. Application of Kostas Anastasiou, for a Renewal of a Special Permit for Outdoor Dining at property identified in the application as 26 W Main Street, Niantic, Connecticut. Assessor's Map 11.2, Lot 17.

**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 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.
4. Application of Bill Wild, for Wild-Froyo, LLC, dba Peachwave Frozen Yogurt East Lyme, Owner/Applicant, for a Special Permit to operate a Fast Food Restaurant at property identified in the application as 170 Flanders Road, East Lyme, Connecticut, Assessor's Map 26.3, lot 11.

5. Application of Francis G. Grace for Main Street Grille, Niantic for a Renewal of a Special Permit for Outdoor Dining at property identified in the application as 252-2 Main Street, Niantic, Connecticut. Assessor's Map 12.1, Lot 115.
6. Application of Steve Carpenteri for Niantic Bay Inn, Inc., (aka Lyme Tavern), for a Renewal of a Special Permit for Outdoor Dining at property identified in the application as 229 W Main Street, Niantic, Connecticut. Assessor's Map 10.3, lot 1.
7. Application of Kostas Anastasiou, for a Renewal of a Special Permit for Outdoor Dining at property identified in the application as 26 W Main Street, Niantic, Connecticut. Assessor's Map 11.2, Lot 17.
8. Application of Frank Natale, for a Coastal Area Management Review for a retaining wall at property identified in the application as 23 N Edgewood Road, Niantic.
9. Approval of Minutes of January 17, 2013, and February 21, 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. Any business on the floor, if any by the majority vote of the Commission.
2. Zoning Official
3. Comments from Ex-Officio
4. Comments from zoning board liaison to Planning Commission (Dwyer – February 5, 2013, Hogan – February 19, 2013, Kane – March 5, 2013)
5. Comments from Chairman
6. Adjournment

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Marc Salerno