

FILED IN EAST LYME TOWN

CLERK'S OFFICE

May 1 20 09 at 3:15 (AM/PM)

*Ethel B. Willshaw*

EAST LYME TOWN CLERK

**Town of East Lyme  
AMENDED AGENDA**

**East Lyme Zoning Commission  
Regularly Scheduled Meeting**

FILED IN EAST LYME TOWN

CLERK'S OFFICE

\_\_\_\_\_ at \_\_\_\_\_ AM/PM

*Ethel B. Willshaw*

EAST LYME TOWN CLERK

May 7, 2009 - 7:30 P.M. East Lyme Town Hall  
108 Pennsylvania Avenue, Niantic, CT 06357

**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 Randi A & Maureen S White for a Zone Change for property identified in the application as 41 West Main Street, Niantic CT. East Lyme Assessor's Map 11.1, lot 27.
2. Continuation of Application of Joseph W and Sophia Brubaker for a Zone Change for property identified in the application as 35 West Main Street, Niantic CT. East Lyme Assessor's Map 11.1, lot 28
3. Application of AHEPA 250 INC to amend Section 25.5 of the Zoning Regulations. Section 25.5 Table of Minimum Controls for Specific Special Permit uses. AHEPA 250 INC proposes to modify the density requirement for Section 202 Housing for the Elderly Multi Family/Multi story by reducing the lot area requirement from 4000 square feet to 2500 square feet for each efficiency unit and from 6000 square feet to 4000 square feet for each two-bedroom unit.
4. Application of Melinda Graus for a Special Permit for Outdoor Dining at property identified in the application as 334 Main Street, Niantic CT.
5. Application of Lynnea & Axel Mahlke for Lymak Fitness LLC for a Special Permit for Indoor Recreation for a fitness club for adults at property identified in the application as 17 Liberty Way, Niantic CT.

**Regular Meeting**

1. Application of Randi A & Maureen S White for a Zone Change for property identified in the application as 41 West Main Street, Niantic CT. East Lyme Assessor's Map 11.1, lot 27.

2. Application of Joseph W and Sophia Brubaker for a Zone Change for property identified in the application as 35 West Main Street, Niantic CT. East Lyme Assessor's Map 11.1, lot 28
3. Application of AHEPA 250 INC to amend Section 25.5 of the Zoning Regulations. Section 25.5 Table of Minimum Controls for Specific Special Permit uses. AHEPA 250 INC proposes to modify the density requirement for Section 202 Housing for the Elderly Multi Family/Multi story by reducing the lot area requirement from 4000 square feet to 2500 square feet for each efficiency unit and from 6000 square feet to 4000 square feet for each two-bedroom unit.
4. Application of Melinda Graus for a Special Permit for Outdoor Dining at property identified in the application as 334 Main Street, Niantic CT.
5. Application of Lynnea & Axel Mahlke for Lymak Fitness LLC for a Special Permit for Indoor Recreation for a fitness club for adults at property identified in the application as 17 Liberty Way, Niantic CT.
6. Approval of Minutes of April 16, 2009.

### **Old Business**

1. Storm water
2. Subcommittee – Niantic Village (Mark Nickerson, Marc Salerno & Gregory Massad)
3. Subcommittee-Adult uses (Rosanna Carabelas)
4. Subcommittee-Conservation Development by Design (Marc Salerno, Norm Peck, & Rosanna Carabelas)

### **New Business**

1. Application of Jeffrey McNamara for Mary Sanchez Quality Homes, LLC for an Affordable Housing Application on property identified in the application as Scott Road, Assessor's Map 29.0 Lot 14.
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
6. Comments from Chairman
7. Adjournment

---

Mark Nickerson, Chairman