

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

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December 6, 2012 - 7:30 P.M. East Lyme Town Hall  
108 Pennsylvania Avenue, Niantic, CT 06357

Call the December 6, 2012 East Lyme Zoning Commission Meeting to Order

FILED IN EAST LYME  
DEC 3, 2012 AT 2:30 P M  
KAREN GALBO, 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 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.
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.  
**(Applicant requests that this application be opened and continued with no discussion).**
3. 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.  
**(Applicant requests that this application be opened and continued with no discussion).**

**Regular Meeting**

1. 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.
2. 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.
3. 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.
4. 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.

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. Election of Officers:
  - A. Chairman
  - B. Secretary
7. Approval of Minutes of November 15, 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. 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 (Salerno – November 20, 2012, Walker – December 4, 2012)
5. Comments from Chairman
6. Adjournment

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Marc Salerno