

Town of

P.O. Drawer 519
Zoning Department



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357
(860) 691-4114
Fax (860) 691-0351

DATE: May 17, 2021
TO: East Lyme Zoning Commission
FROM: William Mulholland
RE: Proposed Text Amendment, "Taproom Brewery Outdoor Service CB Zone"

The Applicant, Todd Sakowski, owner of the Niantic Public House Micro Brewery, has applied for a text amendment to allow "outdoor service" by Special Permit.

It is specifically proposed to add a new Section 20.28 to the General Regulations, Section 20. The proposal includes ten conditions that must be met. These are described in the application.

As the Commission is aware, presently the zoning regulations primarily allow outdoor dining only unless a facility is pre-existing. This proposal would allow the consumption of alcohol as an accessory to the brewery in an outdoor patio setting, similar to outdoor dining but not as an accessory to a restaurant.

Item F. of the proposal states in part, "provided that food is available during the hours such premises are open".

It also provides language that implies "outside vendors and/or restaurants located on or near the premises shall be deemed compliance with this requirement". This language is somewhat vague, particularly the reference to "outside vendors". Presently the Town of East Lyme has an Ordinance that prohibits vending on Main Street. Vendors are required to obtain a vending permit from the Town. This proposal seems to imply that food vendors would be allowed. The language in this paragraph F should be clarified so that the regulation is clear as to what it does and does not permit.

At question is whether food truck vending should be permitted or part of the outdoor brewery experience or whether food should come from local restaurants.

In conclusion I note that during the pandemic, the Governor issued special orders that allowed the outdoor patio alcohol consumption along with food truck service weather permitting. The Public House operated with outdoor service without incident and the operation contributed to the overall village outdoor living experience. It provided a unique setting that supported the diversity of the available food and beverage experience in Niantic.

Motion to Approve the Application of Todd Sakowski for a text amendment to the East Lyme Zoning Regulations Section 20.28 and 25.3.3 to allow Taproom Brewery Service in CB Zones by way of a Special Permit.

Motion to Deny the Application of Todd Sakowski for a text amendment to the East Lyme Zoning Regulations Section 20.28 and 25.3.3 to allow Taproom Brewery Service in CB Zones by way of a Special Permit.