

**Town of East Lyme**  
**AGENDA**  
**East Lyme Zoning Commission**  
**Regular Meeting**

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August 5, 2021 - 7:30 P.M. – East Lyme Town Hall  
108 Pennsylvania Avenue, Niantic, Connecticut

**Call the August 5, 2021 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.

**Executive Session** – Executive Session with Town Attorney to discuss Landmark 2015 Affordable Housing Appeal and Drabik Tower Appeal

**Public Hearing –**

1. Application of Candace Devendittis, Tenant, of Dev's on Main, for a Special Permit for Outdoor Dining, at 255 Main Street, Niantic, Connecticut. East Lyme Assessor's Map 12.1, Lot 107.

**Regular Meeting**

1. Application of Candace Devendittis, Tenant, of Dev's on Main, for a Special Permit for Outdoor Dining, at 255 Main Street, Niantic, Connecticut. East Lyme Assessor's Map 12.1, Lot 107.
2. Legislative Updates in relation to Public Act 21-29, the Town Attorney to present information on new legislation regarding Accessory Apartments, Commission Training, Affordable Housing Plans and PA 21-1 Recreational Marijuana
3. Approval of Minutes of July 1, 2021.

**Old Business**

**New Business**

1. Election Signage (Commission)
2. Application of Paul Geraghty, Esq., for Duval Partners, LLC, Owner, for a Zone Change from SU/SU-E to RU-80, for property located at Holmes Road and Grassy Hill Road, identified in the application as East Lyme Assessor's Map 57.0 Lot 30, Map 55.0 Lot 3-1, and Map 52.0 Lot 3.

FILED

July 30, 2021 AT 3:20 AM/PM  
*Bruce A. Stevens* ATC  
EAST LYME TOWN CLERK

3. Application of Harvest Christian Fellowship of Niantic, Inc., for a Special Permit for a church/religious institution on the subject property. Said parcel is located at N Bride Brook Rd, East Lyme Assessor's Map 24.0, Lot 76.
4. Application of Theodore A Harris, Esq., for Christopher Manwaring, for a Text Amendment to the East Lyme Zoning Regulations to add to Section 8.2 Landscaping Service Company as a Special Permit in a CA Zone.
5. Application of Theodore A Harris, Esq., for Laurie Zrenda, for a Text Amendment to the East Lyme Zoning Regulations to add to Section 11.2 Marijuana Dispensary as a Special permit in an LI Zone, and add restrictions to Section 25.5 Table of Minimum Controls for Marijuana Dispensary.
6. Application of Noble Energy Real Estate Holdings LLC, for a Special permit for a gasoline service station with associated fast food restaurants and drive-thru facilities at property located at 51 Boston Post Road, East Lyme Assessor's Map 36.0, Lot 61.
7. Any business on the floor, if any by the majority vote of the Commission.
8. Zoning Official
9. Comments from Ex-Officio
10. Comments from Zoning board liaison to Planning Commission
  - a. Dwyer – July 13 2021
  - b. Donovan – August 10, 2021
  - c. Kalajainen – September 14, 2021
11. Comments from Chairman

## Adjournment