

# EAST LYME ZONING COMMISSION

Regular Meeting, March 17, 2022. 7:30 PM

East Lyme Town Hall, main room

**Members Present:** Chairman Terence Donovan, Norm Peck, Debbie Jett-Harris, Bill Dwyer, Anne Thurlow, Denise Markovitz, Alt., Dave Schmitt, Alt.

**Members Absent:** Terry Granatek, Jay Ginsberg, Alt.,

**Also Present:** Bill Mulholland, Zoning Official, Roseanne Hardy, Ex-Officio

Denise Markovitz, Alt., was seated for T. Granatek

**Call to Order:** Chairman Donovan called the meeting to order at 7:27 and the Pledge of Allegiance was recited

I. PUBLIC DELEGATION: none

II. PUBLIC HEARINGS: none

III. REGULAR MEETING

1. Approval of Minutes of February 17, 2022

**MOTION:** (Markovitz/Jett-Harris) to approve the Minutes of February 17, 2022, as presented.

**Vote:** APPROVED. In favor-Donovan, Peck, Jett-Harris, Dwyer, Markovitz. Opposed-none.

**Abstaining-Thurlow**

IV. OLD BUSINESS-none

V. NEW BUSINESS

1-14. The following applications will be heard at a Public Hearing on April 7, 2022:

- Application of Eugen Emini for Black Point Pizza, for a renewal of Special Permit for Outdoor Dining at 44 Black Point Road, Niantic.
- Application of Edwardo Martone, for a Special Permit for a renewal of Special Permit for Outdoor Dining at 11 East Pattagansett Road, Niantic.
- Application of Scott O'Reilly, Owner, East Lyme Café, LLC dba Smokey O'Grady's, for a Renewal of a Special Permit for Outdoor Dining at property identified in the application as 306 Flanders Road, Niantic.
- Application of Five Churches By the Bay, for renewal of a Special Permit for Outdoor Dining at property identified in the application as 215 Main Street, Niantic.

FILED

March 21 2022 AT 1:35 AM (PM)  
*Bill Mulholland*  
EAST LYME TOWN CLERK

- Application of Harry and Trifonas Loginidis d/b/a Family Pizza for a renewal of a Special Permit for Outdoor Dining at property identified in the application as 233 Main Street, Niantic.
- Application of Leo Roche, for Strive LLC, for a Renewal of a Special Permit for Outdoor Dining at property identified in the application as 247-2 Main Street, Niantic.
- Application of Teddy Ignatiadis for Main Street Grille, for a renewal of Special Permit for Outdoor Dining at 252 Main Street, Niantic.
- Application of La Llarona for a Renewal of a Special Permit for Outdoor Dining at property identified in the application as 267-283 Main Street, (aka 13 Hope Street), Niantic.
- Application of Steve Turner, for Lillian's, for a renewal of a Special Permit for Outdoor Dining at 374 Main Street, Niantic.
- Application of Kostas Anastasiou, for Niantic Diner, for a renewal of a Special Permit for Outdoor Dining at 26 W Main Street, Niantic.
- Application of Nejla Okguz, for Niantic Pizza, for a Renewal of a Special Permit for Outdoor Dining at property identified in the application as 53 West Main Street, Niantic.
- Application of Steve Carpenteri for Niantic Bay Inn, Inc, (aka Lyme Tavern), for renewal of a Special Permit for Outdoor Dining at 229 W Main Street, Niantic.
- Application of Janeth Velin for Rossa Negro, LLC, for a renewal of a Special Permit for Outdoor Dining at 214 Flanders Rd, Niantic.
- Application of Candace Devendittis for Dev's on Main, for a renewal of a Special Permit for Outdoor Dining at 255 Main Street, Niantic.

**15. Any Business on the floor, if any by the majority vote of the Commission.**

T. Donovan introduced the recently created 2022, POCD matrix recommendations to be considered by various stakeholders in town. He discussed a recommendation to the Zoning Commission to consider a change to the CA zone in the Flanders area to make it feel more like a village, much like Niantic. N. Peck suggested that instead of a zone change, take the CB architectural guidelines and apply them to the CA zone in the Flanders area.

B. Mulholland said that by adding architectural guidelines it gives teeth to the regulations. He will go forward and draft language and incorporated the architectural standards/guidelines into the CA zone.

T. Donovan thought another POCD recommendation they could explore, was to look at areas to add/increase the industrial zones. He suggested looking at areas close to I-95,

The Commission discussed the Affordable Housing Update and B. Mulholland informed them that the Planning Commission was moving forward with updating the plan and has acquired a grant to help with the process. The members would like to be kept up to date and informed on the plan as it moves forward.

16. **Zoning Official**-the new interim building inspector is pleasant and doing well.

17. **Comments from Ex-Officio:**

R. Hardy informed the members that all the budgets have been forwarded to the BOF. Both the town and the BOE have submitted increases in their budgets.

The BOS had a presentation from the ARPA committee concerning the projects they approved for funding which went through a process of criteria and scoring. She mentioned that if any funds become available, the Zoning Commission may want to have some projects they have been discussing in place such as sidewalks or tree planting for consideration. The Commission brought up the condition of the Fairhaven Road bridge; R. Hardy will investigate it.

Public Works is developing a new garbage pick-up policy

She reported there are two vacancies on the Inland Wetlands Agency and if anyone is aware of a resident who could serve on the Agency then forward their names to the First Selectman.

The town took ownership of the Riverhead Cemetery.

18. **Comments from Zoning Board liaison to the Planning Commission**-no report

19. **Comments from Chairman**-no report

**VII. ADJOURNMENT**

**MOTION: (Thurlow/Jett-Harris) to adjourn at 8:08. Vote: APPROVED unanimously**

Respectfully Submitted  
Sue Spang,  
Recording Secretary

2022 Liaison Schedule:

4/12/2022-Granatek, 5/10/2022-Harris, 6/14/2022-Markovitz, 7/12/2022-Peck, 8/9/2022-Schmitt,  
9/13/2022-Thurlow, 10/11/2022-Donovan, 11/15/2022-Dwyer, 12/13/2022-Ginsberg