

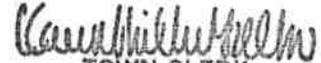
Town of East Lyme
AGENDA
East Lyme Zoning Commission
Regular Meeting

April 6, 2023 - 7:30 P.M. – East Lyme Town Hall
108 Pennsylvania Avenue, Niantic, Connecticut

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EAST LYME, CT

2023 MAR 31 A 11: 38

Call the April 6, 2023 East Lyme Zoning Commission Meeting to Order


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. Application of Eugen Emini for Black Point Pizza, for a renewal of Special Permit for Outdoor Dining at 44 Black Point Road, Niantic.
2. Application of Eduardo Martone, for a renewal of Special Permit for Outdoor Dining at 11 East Pattagansett Road, Niantic.
3. Application of East Lyme Café, LLC dba Smokey O’Grady’s, for a renewal of Special Permit for Outdoor Dining at 306 Flanders Road, Niantic.
4. Application of Niantic Morton House, LLC, for Five Churches by the Bay, for a renewal of Special Permit for Outdoor Dining at 215 Main Street, Niantic.
5. Application of EH, LLC d/b/a Family Pizza for a renewal of Special Permit for Outdoor Dining at 233 Main Street, Niantic.
6. Application of Leo Roche, for Strive LLC, for a renewal of Special Permit for Outdoor Dining at as 247-2 Main Street, Niantic.
7. Application of Teddy Ignatiadis, for Main Street Grille, for a renewal of Special Permit for Outdoor Dining at 252 Main Street, Niantic.
8. Application of Chris Herbert, for La Llarona, for a renewal of Special Permit for Outdoor Dining at 267-283 Main Street, (aka 13 Hope Street), Niantic.
9. Application of Steve Turner, for Lillian’s, for a renewal of Special Permit for Outdoor Dining at 374 Main Street, Niantic.
10. Application of Kostas Anastasiou, for Niantic Diner, for Charlies, for a renewal of Special Permit for Outdoor Dining at 26 W Main Street, Niantic.
11. Application of Nejla Oksuz, for Niantic Pizza, for a renewal of Special Permit for Outdoor Dining at 53 West Main Street, Niantic.

12. Application of Steve Carpenteri, for Niantic Bay Inn, Inc, (aka Lyme Tavern), for renewal of Special Permit for Outdoor Dining at 229 W Main Street, Niantic.
13. Application of Candace Devendittis, for Dev's on Main, for a renewal of Special Permit for Outdoor Dining at 255 Main St, Niantic.
14. Application of Janeth Velin, for Rosa Negra, for a renewal of Special Permit for Outdoor Dining at 214 Flanders Rd, Niantic.
15. Application of Martin Zavala, for Zavala's, for a renewal of Special Permit for Outdoor Dining at 135 Boston Post Rd, Niantic.
16. Application of George Norden for a Special Permit (Indoor Recreation) to operate an exercise center for individuals over 50 years of age, with chronic pain or illness, at 170 Flanders Rd, Niantic East Lyme Assessor's Map 26.3 lot 11.
17. Application of ZDM Properties, LLC for a Special Permit and Design Review to redevelop properties identified in the application as 338, 344, & 348 Main Street Assessor Map 11.2 Lots 165 & 166 into a mixed-use (including a takeout restaurant) project per sections 9.2.3 & 9.2.4, 25&24 of the Zoning Regulations.

Regular Meeting

1. Approval of Minutes of February 16, 2023, and March 16, 2023
2. Application of Eugen Emini for Black Point Pizza, for a renewal of Special Permit for Outdoor Dining at 44 Black Point Road, Niantic.
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18. Application of ZDM Properties, LLC for a Special Permit and Design Review to redevelop properties identified in the application as 338, 344, & 348 Main Street Assessor Map 11.2 Lots 165 & 166 into a mixed-use (including a takeout restaurant) project per sections 9.2.3 & 9.2.4, 25&24 of the Zoning Regulation

Old Business

1. Subcommittees

- A. Architectural Design Review Regulations CA Commercial Zone

New Business

1. Application of Todd Donovan, for The Clubhouse, for a Special Permit for Commercial Indoor Recreation (individual baseball/softball training) at 15 Industrial Park Rd, Niantic, Assessor's Map 26.1 Lot 2.

2. Application of Dr Cara Obadowski, of the Niantic Veterinary Hospital, for a Special Permit to operate a veterinary practice at 9 Lake Ave, Niantic, Assessor's Map 11.2 Lot 131.
 3. Any business on the floor, if any, by the majority vote of the Commission.
 4. Zoning Official
 5. Comments from the Ex-Officio
 6. Comments from Zoning Board liaison to Planning Commission
 7. Comments from Chairman
- By-laws

Adjournment