

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

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

**Call the September 7, 2023, 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.

**Public Hearing –**

1. Application of Joseph Basileo, Of Illiano's Grill, for a Special Permit for Outdoor Dining at 228 Flanders Road, Niantic, Assessor Map 26.1 Lot 26.

**Regular Meeting**

1. Approval of Minutes of July 20, 2023
2. Application of Joseph Basileo, Of Illiano's Grill, for a Special Permit for Outdoor Dining at 228 Flanders Road, Niantic, Assessor Map 26.1 Lot 26.

**Old Business – None**

**New Business**

1. Application of William R Sweeney, Esq., Agent for Jasmina & Franc Paradise, LLC for Proposed Text Amendment to Section 12.1.1A and 20.20.9 of the East Lyme Zoning Regulations.
2. Application of Jerry Lokken, East Lyme Parks and Recreation Director, for Special Permit for installation of one (1) 130' by 70' area to contain four (4) Pickleball Courts at Bride Brook Park, 221 W Main Street, Niantic. Assessor Map 10.0 Lot 1.
3. Application of Robert Lorenzo, owner, for a Coastal Area Management site plan review for a single-family home construction, for property located at 12 E Shore Dr, BPBC, Niantic. Assessor Map 05.11 Lot 66.
4. Application of Paul Geraghty, Esq., Agent for English Harbor Capital Partners, LLC, owner, for a zone change at property located at 237 Upper Pattagansett Road, East Lyme. Assessor Map 39.0 Lot 10-2.

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EAST LYME, CT  
2023 SEP - 1 19  
Caulfield  
TOWN OF EAST LYME

5. Application of Waterview Landscaping, LLC, for a Special Permit for outdoor dining at property located at 26. W Main St, Niantic. Assessor's Map 11.2 Lot 17.
6. Any business on the floor, if any, by the majority vote of the Commission.
7. Zoning Official
8. Comments from Ex-Officio
9. Comments from Zoning Board Liaison to Planning Commission
  - A. Schmitt -September 12, 2023
  - B. Thurlow – October 10, 2023
  - C. Ginsberg– November 21, 2023
10. Correspondence
11. Comments from Chairman
  - A. Architectural Design Regulations
  - B. Section 24 Text Amendments (Landscaping/Plantings/Invasive/Native)

**Adjournment**