

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

RECEIVED FOR RECORD  
EAST LYME, CT

April 4, 2024 - 7:30 P.M. – East Lyme Town Hall  
108 Pennsylvania Avenue, Niantic, Connecticut

2024 APR -2 P 12:42

**1. Call the April 4, 2024, East Lyme Zoning Commission Regular Meeting to Order**

*[Signature]*  
TOWN CLERK

**2. Pledge of Allegiance**

**3. Public Delegations** - Time set aside for the public to address the Commission on items not on the agenda.

**4. Public Hearing**

- a. Continuation of Application by Kristen Clarke, P.E., “for Conceptual Site Plan approval per Conn. Gen. Stat. 8- 30g (affordable housing)” of a 25-unit age-restricted single- and multi-family affordable residential housing development to be located on the northerly side of Boston Post Rd on a parcel identified as 91 Boston Post Road, Assessor Map 31.0 Lot 2.
- b. Application of Eugen Emini for Black Point Pizza, for a renewal of Special Permit for Outdoor Dining at 44 Black Point Road, Niantic.
- c. Application of Eduardo Martone, for a renewal of Special Permit for Outdoor Dining at 11 East Pattagansett Road, Niantic.
- d. Application of East Lyme Café, LLC dba Smokey O’Gradys, for a renewal of Special Permit for Outdoor Dining at 306 Flanders Road, Niantic.
- e. Application of Andy Sklavouris, for Five Churches by the Bay, for a renewal of Special Permit for Outdoor Dining at 215 Main Street, Niantic.
- f. Application of EH, LLC d/b/a Family Pizza for a renewal of Special Permit for Outdoor Dining at 233 Main Street, Niantic.
- g. Application of Leo Roche, for Strive LLC, for a renewal of Special Permit for Outdoor Dining at as 247-2 Main Street, Niantic.
- h. 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.
- i. Application of Nejla Oksuz, for Niantic Pizza, for a renewal of Special Permit for Outdoor Dining at 53 West Main Street, Niantic.
- j. Application of Steve Carpenteri, for Niantic Bay Inn, Inc, (aka Lyme Tavern), for a renewal of Special Permit for Outdoor Dining at 229 W Main Street, Niantic.
- k. Application of Candace Devendittis, for Dev’s on Main, for a renewal of Special Permit for Outdoor Dining at 255 Main St, Niantic.

- l. Application of Martin Zavala, for Zavala's, for a renewal of Special Permit for Outdoor Dining at 135 Boston Post Rd, Niantic.
- m. Application of Anna Lathrop, for Gourmet Galley, for renewal of Special Permit for Outdoor Dining at 185 Main Street, Niantic.
- n. Application of Second Helping, LLC, for 374 Main, for renewal of Outdoor Dining at 374 Main Street, Niantic.
- o. Application of Eric S Parker, Esq. for proposed Text Amendment to Section 20.26 of the East Lyme Zoning Regulations.

## **5. Regular Meeting**

- a. Approval of Minutes of March 28, 2024.
- b. Approval of Minutes of March 29, 2024.
- c. Continuation of Application by Kristen Clarke, P.E., "for Conceptual Site Plan approval per Conn. Gen. Stat. 8- 30g (affordable housing)" of a 25-unit age-restricted single- and multi-family affordable residential housing development to be located on the northerly side of Boston Post Rd on a parcel identified as 91 Boston Post Road, Assessor Map 31.0 Lot 2.
- d. 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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- o. Application of Anna Lathrop, for Gourmet Galley, for renewal of Special Permit for Outdoor Dining at 185 Main Street, Niantic.
- p. Application of Second Helping, LLC, for 374 Main, for renewal of Outdoor Dining at 374 Main Street, Niantic.
- q. Application of Eric S Parker, Esq. for proposed Text Amendment to Section 20.26 of the East Lyme Zoning Regulations.
- r. Application of Heather Gardner, buyer, for Coastal Area Management (CAM) Review for property located at 7 North Dr OGBA, for Site Plan for Zoning Compliance and General Development.
- s. Application of Thomas Gardner, buyer, for Coastal Area Management (CAM) Review for property located at 11-13 North Dr OGBA, for Site Plan for Zoning Compliance and General Development.

## **6. Old Business**

- a. Subcommittee - Outdoor Lighting
- b. Subcommittee – Text Amendment CA Zone (Mixed Use)
- c. Affordable Housing Update

## **7. New Business**

- a. Any business on the floor, if any, by the majority vote of the Commission.
- b. Zoning Official
- c. Comments from Ex-Officio
- d. Comments from Zoning Board Liaison to Planning Commission
  - 1. April 9, 2024 - Kalal
- e. Correspondence
- f. Comments from Chairman

## **8. Adjournment**