

Minutes of the East Lyme Zoning Commission May 2, 2024, Regular Meeting

Date and Time: 5/2/2024 7:29PM to 9:21PM
Present: Members: Anne Thurlow, Chairman, Nancy Kalal, Secretary, Norman Peck, Michael Foley. Alternates: James Liska, Sarah Susco, Cathy Yuhas. BOS Rep: Roseanne Hardy. Staff: William Mulholland. Recording Secretary: Janet Sutherland.
Absent: Recording Secretary Jessica Laroco
Location: East Lyme Town Hall Upper Conf. Room, 108 Pennsylvania Avenue

1. Call to Order and Pledge

Ms. Thurlow called the Regular Meeting of the East Lyme Zoning Commission to order at 7:28PM and led the Pledge of Allegiance.

2. Attendance

Thurlow called the roll and noted Susco would be arriving late.

3. Public Delegations

Lisa McGowan, 33 Spinnaker Dr, described present and former commissioner occupations for the public.

4. Public Hearing

- a. Application of Eric S Parker, Esq. for proposed Text Amendment to Section 20.26 of the East Lyme Zoning Regulations.

Kalal read a Memo from Zoning Official William Mulholland into record, attached here as "Attachment A". Kalal then read a Memo from the Planning Commission written by Secretary Kirk Scott, attached here as "Attachment B", and finally Kalal read an email from Marcy Balint of DEEP, attached here as "Attachment C."

Present to speak to the board were Eric S. Parker, Esq. and Joe Wren, PE of Indigo Land Design LLC representing the owners of 269 Flanders Road, Niantic Management LLC.

The triangular parcel has a boundary on King Arthur Drive and the owners plan to subdivide to two parcels. Wren displayed his feasibility plan, "Exhibit 1", which depicted the Motel 6 on the upper (northern) portion and the lower (southern) portion to be subdivided. Part of the proposed subdivision is located in the commercial CA Zone and ideal for food service. Parker noted the Zoning Regulations do not allow drive-thru to be located within 1000ft of each other. Since no parcels within this CA Zone allowed for a drive thru, Parker was seeking a text amendment that would only affect the subject parcel. Wren would display a map with red radius circles depicting the 1000ft radius of drive-thru only along Flanders Rd.

Parker noted the advantageous location of the parcel with ingress and egress off the State road, also could be ample parking. Parker emphasized there would be a Special Permit application and a traffic study would be done at that time. Wren noted the opportunities that could arise from this text amendment. Wren added the plan for the drive-thru would be all other requirements of the Regulations. Mulholland enters the drive-thru location map "Exhibit 1" and the site plan "Exhibit 2" into record, and added the Starbucks drive thru was achieved through a variance.

Foley asked why the amendment would be limited to restaurants and food service. Peck noted the 100ft radius only applied to food service.

RECEIVED FOR RECORD
EAST LYME, CT
MAY 6 P 1:02
William Mulholland
TOWN CLERK

Peck asked whether a minimum buffer from the State right-of-way could be included, and additionally from other food service drive-thrus. Parker replied the amendment would only be triggered if within 1000ft of another drive-thru. Markowitz asked if there would be no hotel, Parker replied they had not done the subdivision yet.

Peck returned to his request for a minimum distance from a State right-of-way, Mulholland asked whether the distance would be for the parcel or entrance, Peck replied parcel. Parker stated the parcel abuts the State right-of-way so only the drive-thru entrance could be. Peck noted favor of a buffer for the entrance, Parker and Wren agreed. Peck additionally suggested a 250ft buffer between drive-thru entrances, should other food service locations open in the future, Parker and Wren agreed. After discussion a distance of 250ft from the State right-of-way, and 250ft between drive-thru entrances was agreed to be added to the text amendment proposal.

Kalal noted there was a good case for a text amendment, but this could affect all parcels in town meeting specifications, Parker replied it is very limited, only affects CA Zone. Foley agreed this would not affect many properties. Kalal noted another CA Zone (Boston Post Road), Mulholland agreed and added that area had few fast food restaurants. Wren stated with 250ft State road buffer, this would affect very few of the smaller lots.

Thurlow asked for public comments, there were none.

MOTION 1-DECISION

Mr. Foley moved to close the Public Hearing.

Ms. Markovitz seconded the motion.

Motion passed 6-0-0.

5. Regular Meeting

- a. Approval of Minutes of April 18, 2024, Regular Meeting.

MOTION 2-DECISION

Mr. Foley moved to approve the Minutes of the April 18, 2024; Regular Meeting as presented.

Ms. Jett-Harris seconded the motion.

Motion passed 6-0-0.

- b. Application of Eric S Parker, Esq. for proposed Text Amendment to Section 20.26 of the East Lyme Zoning Regulations.

Thurlow opened for discussion and it was agreed Mulholland would rewrite text amendment to reflect previous suggestions.

MOTION 3-DECISION

Ms. Markovitz moved to continue the Application.

Ms. Jett-Harris seconded the motion.

Motion passed 6-0-0.

- c. Application of Heather Gardner, for Coastal Area Management (CAM) Review for property located at 7 North Dr OGBA, for construction of a single-family dwelling.
- d. Application of Thomas Gardner, for Coastal Area Management (CAM) Review for property located at 11-13 North Dr OGBA, for construction of a single-family dwelling.

Thurlow noted both applications would be presented simultaneously. Foley read a memo from Mulholland, "Attachment D".

Present to speak to the board was James Bernardo, LS representing Heather and Thomas Gardner.

Bernardo displayed plans showing the neighboring properties in the RU-12 Zone served by water and sewer. Plans depict tidal wetlands delineated by Joseph Theroux, Certified Soil Scientist. Both homes to be built in accordance with FEMA requirements. Bernardo added Coastal resource policies encourage water dependent uses, however the regulations do not allow this use for the subject properties.

Storm water management practices include running roof drainage to underground storage units on-site, and a crushed stone permeable driveway. Property would be cleared for construction and silt fence used to minimize disturbance, then stabilized upon completion.

Thurlow opened for questions from the commission. Jett-Harris asked the height of the deck, Bernardo and Mulholland estimated approximately 20ft. Thurlow asked if the canopy hut would remain, Bernardo replied all would be removed. Foley noted no issues with the application, Kalal and Jett-Harris agreed.

MOTION 4-DECISION

Mr. Foley moved approve the Application of Heather Gardner, for Coastal Area Management (CAM) Review for property located at 7 North Dr OGBA, for construction of a single-family dwelling.

Reasons:

1. Applicant is consistent with all-applicable goals and conditions of the CAM Act.
2. Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.

Ms. Markovitz seconded the motion.

Motion passed 6-0-0.

MOTION 5-DECISION

Mr. Foley moved to approve the Application of Thomas Gardner, for Coastal Area Management (CAM) Review for property located at 11-13 North Dr OGBA, for construction of a single-family dwelling.

Reasons:

1. Applicant is consistent with all-applicable goals and conditions of the CAM Act.
2. Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.

Ms. Jett-Harris seconded the motion.

Motion passed 6-0-0.

- e. Application of Old Black Point Association, Inc, for a Coastal Area Management (CAM) site plan review for demolition of existing beach cabanas and decking and reconstructing the structure at property located at 201 Old Black Point Rd, Niantic. Assessor Map 02.1 Lot 13.

Jett-Harris read a memo from Mulholland, "Attachment E".

Present to speak to the board were Joe Wren, PE of Indigo Land Designs LLC with Sabrina Foulke, AIA of Point One Architects.

Wren detailed the application plans to rebuild the beach cabanas further inland to be FEMA compliant. Cabanas are currently sitting on the beach sand, and lifting would be more environmentally conscious for native animals. The driveway would be raised to reduce flooding. A portion of existing excess pavement would be removed and replaced with a native plants buffer. A new code-compliant septic system would replace the old system, and has been approved by LLHD. These changes would create a more permeable site to mitigate storm water runoff. A portion of the project falls within the 300ft Upland Review Area for the Inland Wetlands Agency, Wren noted they had approved the application.

Jett-Harris asked if the septic tank leeching field would be relocated. Wren replied due to underground power and water lines, the tank would be relocated to the east, between Long Island Sound and Inland Wetlands.

Sabrina Foulke detailed architectural plans for the cabanas. The number of cabanas would be increased to 76. The raised deck would have two different height levels above the flood zone.

Thurlow asked what materials the siding would be, Foulke replied current is cedar siding, same or similar would be used. Thurlow asked what type of fencing would be used on the upper level, Foulke replied a cable rail, metal and wood combination. Kalal questioned the life expectancy of the new structure, Foulke replied the same construction materials would be used on piers and docks, Wren stated approximately 100 year lifespan for the pier. Kalal noted the structures lifespan would be limited with wood siding, Foulke replied the wood may but the dock and structure are built for flood durability.

Wren reviewed how the project would be consistent with all applicable coastal resource policies as detailed in the Coastal Site Plan Review application form, and all sediment and erosion control measures including a silt fence and hay bales. Thurlow asked the potential length of the project, Wren replied two to four months.

Markovitz stated the project would be an improvement on the current site. Jett-Harris supported the improved water flow and native plantings.

MOTION 6-DECISION

Ms. Markovitz moved to approve the of Old Black Point Association, Inc, for a Coastal Area Management (CAM) site plan review for demolition of existing beach cabanas and decking and reconstructing the structure at property located at 201 Old Black Point Rd, Niantic. Assessor Map 02.1 Lot 13.

Reasons:

1. Applicant is consistent with all-applicable goals and conditions of the CAM Act.
2. Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.

Ms. Jett-Harris seconded the motion.

Motion passed 6-0-0.

- f. Application of Glenn Carlson, owner, for Site Plan Review for expansion of premises limited to 2 Knickerbocker Ln (Mt. Tabor Woods), Niantic, Assessor Map 21.2, Lot 47, Unit 10.

Present to speak to the board was Glenn Carlson. Carlson stated they were long-time residents of East Lyme, and purchased this model home in 2018. The plan is to create a three-season room on the existing 10ft x 15ft deck. Carlson showed the over half the neighboring homes have sunrooms, and the HOA already approved this project.

Thurlow asked if the same siding and trim would be used for the new room, Carlson replied yes. Kalal asked why not a four-season room, Carlson replied expenses from insulation and heating, also winter in Florida. Kalal asked if the deck was located in the rear, Carlson replied yes.

MOTION 7- DECISION

Ms. Jett-Harris moved to approve the Application of Glenn & Linda Carlson for site plan review for modification limited to 2 Knickerbocker Ln (Sleepy Hollow Hills), Niantic. Assessor Map 21.2, Lot 47, Unit 10.

Ms. Markovitz seconded the motion.

Motion passes 6-0-0.

6. Old Business

- a. Subcommittee - Outdoor Lighting

- b. Subcommittee – Text Amendment CA Zone (Mixed Use)
Thurlow stated the subcommittee are still working.
- c. Affordable Housing Update
Jett-Harris asked for a timeframe on the Affordable Housing update. Mulholland replied that proper meticulous documentation was taking a great deal of time but they expected to be ready next week.
Jett-Harris specially thanked Land Use Office Manager Jessica Laroco for all her hard work, particularly placing digital copies of applications on the website to increase public access.

7. New Business

- a. Application of Janeth Velin, for Rossa Negra, for a renewal of Special Permit for Outdoor Dining at 214 Flanders Rd, Niantic.
- b. Application of Kristen Clarke, P.E. for conceptual site plan approval for an age restricted, affordable housing, rental community per Conn. Gen. Statute 8-30g.

Thurlow noted the applicant would be returning with new plans, Mulholland stated this was scheduled for early June. Foley asked if there would be a Public Hearing, Mulholland replied yes.

- c. Any business on the floor, if any, by the majority vote of the Commission.

Jett-Harris suggested a change in the order of the agenda by moving Public Delegations to the end of the meeting as this would allow more time for people to express their opinions. Thurlow asked where it could be located, Jett-Harris replied in or after New Business. Markovitz stated there was no reason to make people wait through the meeting, as people can say what they wish and leave. Thurlow replied people interested in Zoning wouldn't mind staying, and noted it can occasionally lead to political theatre around election time. Peck was hesitant as he would not want to discourage people if there is a four hour meeting.

Peck stated that with the current political climate this move could be interpreted as the board discouraging public comment. Jett-Harris replied that was not at all her intention and withdrew the motion.

MOTION 8-NO DECISION

Ms. Jett-Harris moved to place Public Delegations on the Agenda after New Business and amend the Bylaws.

Ms. Kalal seconded the motion.

Ms. Jett-Harris withdrew the motion.

- d. Zoning Official
Mulholland had no updates.
- e. Comments from Ex-Officio
Hardy commented the Ad-hoc Short-Term Rental committee report had been received and was available for the public, "Attachment F". The annual town meeting would be held May 13th with the referendum held May 23rd.
- f. Zoning Board Liaison to Planning Commission
 1. May 14, 2024 - Liska
 2. June 11, 2024 - Markovitz
- g. Correspondence
There was none.

- h. Comments from Chairman
Thurlow had no comments.

8. Adjournment

MOTION 9-DECISION

Ms. Jett-Harris moved to adjourn the meeting at 9:21 pm.

Ms. Markovitz seconded the motion.

Motion passes 6-0-0.

Respectfully submitted,
Janet Sutherland
Recording Secretary

Town of

Zoning Department



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357

(860) 691-4114

Fax (860) 691-0351

MEMO TO: East Lyme Zoning Commission
FROM: William Mulholland, Zoning Official
RE: Proposed Zoning Regulation Text Amendment Section 20.26
DATE: May 2, 2024

The Applicant, Eric S. Parker, Esq, is proposing a Text Amendment to Section 20.26 of the Zoning Regulations. As the Commission is aware, applicants may submit such proposals at any time for consideration by the Board. The Board must process the application within the time frames provided in the applicable General Statutes, either denying, modifying, or approving any proposal.

Section 20 of the Zoning Regulations is the general section of code which contains a variety of additional regulations. These regulations provide criteria for a number of miscellaneous matters such as farm stores, filling stations, alcoholic liquor outlets, and many others.

Section 20.26, the subject of this application, provides standards for drive thru facilities for banks, financial institutions, pharmacies, bakeries, and fast-food restaurants in the CA Zones. This section has 12 standards which must be complied with for any of the above noted uses (a copy of the existing regulations is attached). Attorney Parker is proposing to amend this regulation by adding a new standard; Section 20.26M. This standard would state in full:

20.26-M Notwithstanding the foregoing provisions, it is hereby expressly provided that a restaurant or food service establishment with a drive through facility may be built or established upon a lot or premises that has no direct ingress or egress onto a State Road, even if such lot is within a radius of 1,000 feet of any part of any other building, lot or premises used for such purpose. Any establishment must still comply with the requirements of 20.26 (A) through (J).

This language would allow a drive thru within 1,000 feet of another use with a drive thru as described above. Presently, Section 20.26 items K & L require all such facilities to be separated by 1,000 feet.

As proposed, the regulation would essentially eliminate this requirement by allowing drive thrus that aren't accessible directly from a state road to be established in a CA Zone. At question would be whether this proposal would have any adverse impacts on traffic on state roadways.

The Commission should carefully evaluate this proposal to ensure that this regulation, if adopted, would not exacerbate the traffic conditions on state roadways such as Flanders Road and any feeder roads that deliver traffic to these roadways.

Motion to Approve: Application of Eric S. Parker, Esq., for Proposed Text Amendment to Section 20.26 of the East Lyme Zoning Regulations.

Motion to Deny: Application of Eric S. Parker Esq., for Proposed Text Amendment to Section 20.26 of the East Lyme Zoning Regulations.

Town of

P.O. Drawer 519

**Department of Planning &
Inland Wetlands**

*Gary A. Goeschel II, Director of Planning /
Inland Wetlands Agent*



East Lyme

**108 Pennsylvania Ave
Niantic, Connecticut 06357**

Phone: (860) 691-4114

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April 16, 2024

Anne Thurlow, Chairwoman
East Lyme Zoning Commission
Town of East Lyme
P.O. Box 519
108 Pennsylvania Avenue
Niantic, Connecticut 06357

RE: CGS 8-3a Zoning Referral - Zoning Referral (CGS 8-3a) – Application of East Lyme Zoning Commission to add Section 20.26M Drive Throughs on Lots with No Direct Access to a State Road

Chairwoman Thurlow:

The East Lyme Planning Commission at its meeting of April 9, 2024, found the above referenced text amendment, CONSISTENT with the 2020 East Lyme Plan of Conservation and Development. More specifically, the proposed amendment would support economic development with the caveat that traffic issues need to be addressed and a traffic study should be required. If you have any further questions regarding this letter or the POCD, please do not hesitate to contact the Director of Planning, Gary A. Goeschel II, at (860) 691-4105.

Sincerely,

Kirk Scott, Secretary
Planning Commission

cc: William Mulholland, Zoning Official

Jessica Laroco

From: Balint, Marcy <Marcy.Balint@ct.gov>
Sent: Tuesday, March 12, 2024 3:36 PM
To: Bill Mulholland; Jessica Laroco
Subject: CT DEEP Comments on Proposed Zoning Text Amendments to Section 20.26 regarding Drive Through at restaurants or food service

Importance: Low

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Connecticut
Department of Energy &
Environmental Protection

East Lyme Zoning Commission
c/o William Mulholland, Zoning Official
P.O. Drawer 519
Niantic, Connecticut 06357

March 12, 2024

Subject: CT DEEP LWRD Comments on Proposed Zoning Text Amendments to Section 20.26 regarding Drive-Throughs at restaurants or food service

Dear Commissioners:

Thank you for notifying the Land and Water Resources Division (LWRD) of the proposed text amendment noted above received by mail on February 29, 2024. Acting as the Commissioner's staff, our office has reviewed the revised text amendments for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA Connecticut General Statutes (CGS) sections 22a-90 through 22a-112, inclusive) and finds them generally consistent.

These comments are made in response to the review requirement contained in C.G.S. Section 22a-104(e) which requires that any zoning regulations or changes thereto affecting the area within the coastal boundary, shall be consistent with the policies of C.G.S. Section 22a-92 and the criteria of subsection (b) of Section 22a-102 of the CCMA. *These comments do not necessarily reflect other planning, zoning or ZBA considerations that may apply.* Further, this section requires that notification be sent to the Commissioner of Energy and Environmental Protection *at least 35 days prior* to the commencement of the public hearing. Once notified, our Office is responsible for

reviewing the proposal's consistency with the policies of Section 22a-92 and the criteria of Section 22a-102(b) of the CCMA.

Should you have any questions regarding this letter or any other coastal management matter, please feel free to contact me via email:

Marcy.Balint@ct.gov

Sincerely,

Marcy L. Balint

Marcy L. Balint, Sr. Coastal Planner
Land and Water Resources Division
Connecticut Department of Energy and Environmental Protection
79 Elm Street, Hartford, CT 06106-5127
Marcy.Balint@ct.gov
860 424-3623

www.ct.gov/deep

Conserving, improving and protecting our natural resources and environment;

Ensuring a clean, affordable

Town of

Zoning Department



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357

(860) 691-4114

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MEMO TO: East Lyme Zoning Commission

FROM: William Mulholland, Zoning Official

RE: Coastal Area Management (CAM) Review
7 North Dr, and 11-13 North Dr, Niantic

DATE: May 1, 2024

The Applicant's Agent, Jim Bernardo, is seeking a review and approval of CAM site plans to construct two (2) single-family homes on the properties referenced above. Because the coastal resources, conditions, and topography on, and adjacent to, the sites are essentially the same, the Commission should review both applications simultaneously.

As the Commission is aware, coastal site plan reviews are a state mandated program authorized in Chapter 444 of the Connecticut General Statutes. This statute delegates legal authority to Zoning Commissions to adopt regulations and regulate activities, not otherwise exempted, occurring above the CJL or coastal jurisdiction line as identified by the Connecticut DEEP and within the defined coastal boundary of their respective communities to protect coastal resources and ensure compliance with the CAM Act's coastal goals and policies. The Board is charged with the review of coastal site plans and may approve, modify, or deny activities proposed after evaluating the specific site, and considering the potential effects, both beneficial and adverse, of the activities on coastal resources and their consistency with applicable state coastal goals and policies. In acting on a coastal site plan, the Commission must state its findings and reasons for the decision. To approve, the Board must find that the proposed activity is consistent with all applicable coastal policies and standards and whether or not any potential adverse impacts of the proposed activity on both coastal resources and future water development are acceptable.

The Board should consider the characteristics of the site including the location and condition of on-site coastal resources, if any. The Commission must find, in an approval, that the application is consistent with all applicable goals and conditions of the act and that all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent activities.

In these subject applications, the Applicant is proposing to construct a single-family dwelling on each parcel. The 7 North Dr property is on a 10,000 square foot legal, preexisting, non-conforming, lot of record which was part of a 1953 approved subdivision. The site is in a RU-12 Zoning District. It is also located in an AE Flood Zone. The proposed dwelling will be constructed in accordance with the applicable FEMA standards.

Tidal wetlands are immediately offsite but essentially abut the lots. However, there is no activity proposed within the tidal wetlands and the Applicant will be installing silt fences during and after construction to mitigate any potential site erosion until the sites are stabilized with vegetation.

The 11-13 North Dr lot is identical in all aspects. A single-family dwelling is also proposed for this property. The lot size and zoning classification are the same.

The Applicant's Agent, Jim Bernardo, is here to present the applications, and will review both use policies, resources, and project placements.

In conclusion, the Commission should carefully consider the applications for consistency with the CAM policies and standards as noted above.

Motion to Approve: Application of Heather Gardner, for Coastal Area Management (CAM) Review for property located at 7 North Dr OGBA, for construction of a single-family dwelling.

Reasons:

1. Applicant is consistent with all-applicable goals and conditions of the CAM Act.
2. Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.

Motion to Deny: Application of Heather Gardner, for Coastal Area Management (CAM) Review for property located at 7 North Dr OGBA, for construction of a single-family dwelling.

Motion to Approve: Application of Thomas Gardner, for Coastal Area Management (CAM) Review for property located at 11-13 North Dr OGBA, for construction of a single-family dwelling.

Reasons:

1. Applicant is consistent with all-applicable goals and conditions of the CAM Act.
2. Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.

Motion to Deny: Application of Thomas Gardner, for Coastal Area Management (CAM) Review for property located at 11-13 North Dr OGBA, for construction of a single-family dwelling.

Town of

Zoning Department



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357

(860) 691-4114

Fax (860) 691-0351

MEMO TO: East Lyme Zoning Commission

FROM: William Mulholland, Zoning Official

RE: Coastal Area Management (CAM) Review
201 Old Black Point Rd, Niantic

DATE: May 1, 2024

In this application, the Black Point Association, Inc, is proposing to make significant modifications to its existing Beach Club property at the 201 Old Black Point Rd site. Presently, the site consists of four (4) buildings and a wooden deck structure. The structures occupy an upland area on, and just above, the beach. This is a historical use of the property providing a recreational venue for the Association’s membership.

It is proposed to demo the existing beach cabanas and decking and reconstruct the structure to conform to present FEMA standards and provide additional accessibility. The site is Zone RU-40 and is in a VE-13 and AE-13 flood zone. This is a 17.25-acre site consisting of beach, uplands, and tidal marsh areas. The proposed activity is limited to the immediate beach club structures.

Joe Wren, the Applicant’s engineer, is present and will review the CAM application identifying both coastal resources and policies applicable to this project.

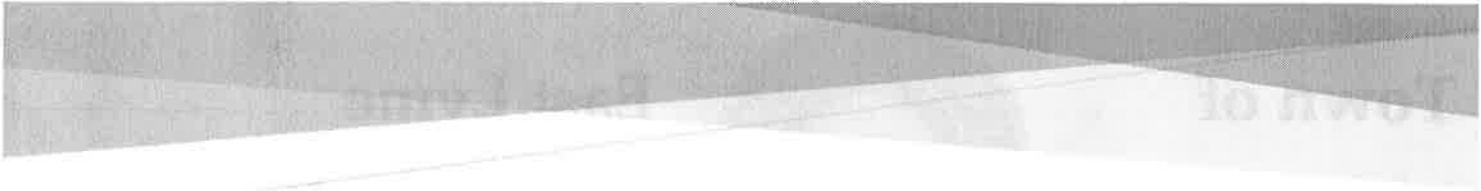
Upon review the Commission must find that the application is consistent with all applicable goals and conditions of the act and that all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent activities.

Motion to Approve: Application of Old Black Point Association, Inc, for a Coastal Area Management (CAM) site plan review for demolition of existing beach cabanas and decking and reconstructing the structure at property located at 201 Old Black Point Rd, Niantic. Assessor Map 02.1 Lot 13.

Reasons:

1. Applicant is consistent with all-applicable goals and conditions of the CAM Act.
2. Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.

Motion to Deny: Application of Old Black Point Association, Inc, for a Coastal Area Management (CAM) site plan review for demolition of existing beach cabanas and decking and reconstructing the structure at property located at 201 Old Black Point Rd, Niantic. Assessor Map 02.1 Lot 13.



Attachment F - Full report can be found on East Lyme Town Website

EAST LYME AD HOC SHORT-TERM RENTAL COMMITTEE

STATUS REPORT TO THE BOARD OF SELECTMEN

APRIL 2024

COMMITTEE MEMBERS

Dan Beachy
John Cellino
Gary Cicchiello, Co-Chair
Gary Farrugia
Paul Formica
Greg McIntire
Anne Santoro, Co-Chair
Anne Thurlow

Brooke Stevens, Recording Secretary

Candice Carlson, Ex-Officio, Board of Selectmen