

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

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July 11, 2024 - 7:30 P.M. – East Lyme Town Hall  
108 Pennsylvania Avenue, Niantic, Connecticut

**1. Call the July 11, 2024, East Lyme Zoning Commission Regular Meeting to Order**

**2. Pledge of Allegiance**

**3. Executive Session – Discussion of pending litigation**

**4. Public Hearing-**

- a. Application of Ricky Au for Spice Club, for a renewal of Special Permit for Outdoor Dining at 239 Main St, Niantic.
- b. Application of William R. Sweeney, Esq, for proposed Text Amendment to Section 11.1.4 of the East Lyme Zoning Regulations

**5. Regular Meeting**

- a. Application of Ricky Au for Spice Club, for a renewal of Special Permit for Outdoor Dining at 239 Main St, Niantic.
- b. Application of William R. Sweeney, Esq, for proposed Text Amendment to Section 11.1.4 of the East Lyme Zoning Regulations
- c. Request of John Paul Mereen, LLS of Gerwick Mereen LLC, a waiver of the East Lyme Zoning Regulations Section 20.8, Ownership requirement of access-way.

**6. Disposition of Minutes**

- a. Approval of Minutes of June 20, 2024, Regular Meeting.

**7. Old Business**

**8. Subcommittee Reports**

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

**9. New Business**

- a. Any business on the floor, if any, by the majority vote of the Commission.
- b. Correspondence

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EAST LYME, CT  
2024 JUL -3 P 4:47  
Cecilia M. Sweeney  
TOWN CLERK

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

**11. Zoning Official**

**12. Comments from Ex-Officio**

**13. Zoning Board Liaison to Planning Commission**

- a. July 9, 2024
- b. August 13, 2024

**14. Comments from Chairman**

**15. Adjournment**