

STR Ad Hoc Committee  
March 10<sup>th</sup>, 2025, Meeting Minutes

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# Minutes of EAST LYME SHORT TERM RENTALS AD HOC COMMITTEE REGULAR MEETING - 03/10/25

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**Date and time:** 03/10/25 7:04 PM to: 03/10/25 8:47 PM

**Present:** Brooke Stevens, Recording Secretary, Anne Santoro, Gary Farrugia, Greg McIntire, Paul Formica, Anne Thurlow, Gary Cicchiello, Absent:, Daniel Beachy , John Cellino

**Location:** East Lyme Town Hall, Conf. Room #1, 108 Pennsylvania Avenue, Niantic, CT, 06357

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## Topics

### 1. Call Meeting to Order and Pledge of Allegiance

**Note** Ms. Santoro called the March 10th, 2025, Regular Meeting of the STR Ad Hoc Committee to order at 7:04 p.m. and led those assembled in the Pledge of Allegiance.


### 2. Public Delegations

**Note** There were none.

### 3. Approval of Meeting Minutes

#### 3-1. Minutes of Public Hearing of February 25th, 2025

**Note** see attached minutes.


 [STR-Ad-Hoc-Committee-February-25-2025-Public-Hearing-Meeting-Minutes.pdf](#)

**Decision** MOTION (1)

Mr. Cicchiello moved to approve the Public Hearing Minutes of February 25th, 2025, as submitted.  
Ms. Thurlow seconded the motion.  
Motion carried, 6-0-0.

#### 3-2. Regular Meeting Minutes of February 25th, 2025

**Note** see attached minutes.

 [STR-Ad-Hoc-Committee-February-25-2025-Regular-Meeting-Minutes.pdf](#)

**Decision** MOTION (2)

Mr. Cicchiello moved to approve the Regular Meeting Minutes of February 25th, 2025, as submitted.  
Mr. Farrugia seconded the motion.  
Motion carried, 6-0-0.

### 4. Reports

#### 4-1. Reports of Co-Chairs

**Note** Mr. Cicchiello had nothing to report.

**Note** Ms. Santoro shared that the Board of Selectmen has agreed to hear their presentation on April 2nd, 2025.

## 5. Committee's Final Editing and Approval of our Final Report and Recommendations to the Board of Selectmen, including review of Gary Cicchiello's suggested edits of Section 5 of the Report

**Note** To facilitate conversation Ms. Santoro provided the Committee with a revised draft report and noted some of the following:

The latest edits are based on the February 25th meeting.

The color-coding, orange= agreed edits from February 25th meeting, green= new edits based on Gary Cicchiello's rewritten Section 5, red= emphasis points carried over from previous draft.

The final report is meant to be an extension/continuation of the previous status report, and not a replacement.

She gleaned from Mr. Cicchiello's comments that they need to be clear regarding purpose.

She thanks him for his work and contributions but disagrees with nearly all of it.

The pros and cons are discussed in the status report.

She doesn't like the proposed footnotes, citing readability issues; the earlier reports did not use footnotes.

She's concerned about including his fictional narratives.

She's not sure whether scenarios like skinny dipping, noise, or other colorful anecdotes add to the factual basis or confuse the report.

She believes Section 4 (methodology) is critical and should not be removed.

In terms of zoning regulations and property rights, the Board of Selectmen and Zoning will have a full legal review.

She thinks they put forth a number of things along with rationale.

 [Draft\\_report.pdf](#)

**Note** Mr. Cicchiello replied that the current draft does not present options clearly nor does it include sufficient rationale. Ms. Santoro said she believes the document captures the key issues and portrays a balanced summation.

**Note** The Committee discussed how the purpose of the document is to be a supplement to the status report and some of the following key points were highlighted by some of the Committee Members:

The previous status report and academic research, along with Mr. Farrugia's survey support the current recommendations.

Legislative proposals and changes will influence the final recommendations.

The final document needs to accommodate evolving public policy.

The intent is not to rewrite the entire previous report, but to create an addendum.

Mr. Cicchiello rewrote more than just Section 5 of the report.

Concerns were raised about the extent of changes beyond the agreed-upon scope.

**Note** Mr. Cicchiello said he wants to include options, issues, and pros and cons of different approaches. He thinks the current document is unclear and won't sign it. It should be a standalone recommendation and the document itself doesn't discuss anything from the public hearings.

**Note** Ms. Thurlow noted that she reread it, and it seems clear to her. Although she liked his fictionalized scenarios, there could be a hundred different scenarios and that's something that could come up in conversation during their presentation to the Board of Selectmen. She's concerned that this is reinventing the wheel" at the last minute.

**Note** Mr. Farrugia appreciates how Mr. Cicchiello distilled the discussions into a balance of rights, and he would like to see that theme in the front part of the report. He doesn't think the addendum report needs a total overhaul or lacks clarity.

**Note** Mr. Formica observed that the fictionalized scenarios aren't a delivery of what they heard in the public hearings, but as a way of coloring the report in a way he prefers. He thinks they should also present this report to Zoning and discussed how the one question never answered for them is in regard to associations like Pine Grove who don't have their own zoning yet limit STR stays to nothing under 30 days.

**Note** Ms. Santoro replied that this question is in the addendum report and how Section 8 explores limiting growth. She stressed how as a Committee they're not telling the Board of Selectmen how to proceed, instead they're sharing how both the majority and minority of Committee Members felt.

**Note** Mr. McIntire said the fact that there's three potential legislative bills speak to the fact that this issue is a moving target. The Board of Selectmen are going to do or not do whatever they deem best. He can fully support this addendum, there are valuable ideas in it, and he's satisfied with it.

**Note** Ms. Santoro said she's amendable to Mr. Farrugia wanting to emphasize property rights of the owners as well as the rights of the residents, which the Committee discussed.

**Note** Ms. Santoro detailed how the original status report was full of pros and cons throughout, and how she believes that work is somewhat in the past for them. This is why they were each able to answer the questions Mr. Farrugia posed in his survey. She believes this addendum is more forward-looking but suggests that additional sentences referencing the status report could be included without them repeating themselves.

**Note** Ms. Santoro said they could bolster the point about the proposed legislation.

**Note** Mr. Formica pointed out that they're presenting various options since they weren't unanimous about every point and Mr. Farrugia concurred.

**Note** Mr. Cicchiello said he disagrees with respect to their purpose. He thinks their purpose should be to give a little more rationale, a little more insight, and a little more reasoning.

**Note** Ms. Santoro stated that she believes they have distinct recommendations of a general nature, each accompanied by a rationale and other information lends itself to a chart in her mind, where you can show each recommendation presented in the summary.

**Note** Mr. Formica detailed how he had his STR inspected by the Fire Marshal.

**Note** The Committee further discussed the addendum report.

**Note** MOTION (3)

Mr. McIntire moved to accept this report with minor revision to the exhibit page and the inclusion of property rights point in the introduction.

Mr. Farrugia seconded the motion.

**Note** Mr. Formica said he thinks they should decide on what exactly is going to added or changed prior to taking a vote.

**Note** The Committee discussed changes to the report structure, including updating exhibit page numbers, focusing on the first three paragraphs of the introduction, and creating an executive summary-like section at the beginning utilizing the first three paragraphs of Mr. Farrugia's paper, which he provided.

 [GFarrugia\\_handout.pdf](#)

**Note** The report structure will be as follows:

Executive summary to be added after cover page and will stand by itself.

Exhibit 2 will be on page 2.

Exhibit 3 will be on page 2.

Exhibit 5 will be on page 3.

Exhibit 10 will be on page 7.

Decision to focus on summarizing work product rather than loading up recommendations in introduction.

**Decision** MOTION (4)

Mr. McIntire moved to accept the draft as presented this evening, with the cited edits to include an Executive Summary and Exhibit numbering as discussed.

Mr. Farrugia seconded the motion.

Motion carried, 5-1-0.

Yay- Ms. Santoro, Ms. Thurlow, Mr. Farrugia, Mr. McIntire, and Mr. Formica.

Nay- Mr. Cicchiello.

## **6. Discussion of Presentation of Final Report and Recommendations to the Board of Selectmen scheduled for Wednesday, April 2, 2025; if necessary, schedule future meeting of the Committee for presentation preparation**

**Note** The Committee debated how to present the report, including the order of presenting issues, introduction, and specific sections.

**Note** Ms. Santoro said she's not seeing a need of a chart for the presentation and inquired if anyone felt otherwise. Ms. Thurlow and Mr. McIntire both thought they could work from the report instead.

**Note** Ms. Santoro added that they obviously had some minority viewpoints and that individual Member comments can be made in the presentation or during the Q&A segment.

**Note** Ms. Santoro stated that she had compiled a list of sections and assigned individuals to each section for the presentation. She noted that this is for discussion purposes and can be modified if anyone is dissatisfied with their assignment.

**Note** Ms. Santoro proposed the following:

1. Introduction- Ms. Santoro would like to provide the introduction.

2. Public Act 24143 & the proposed Bills- Gary Cicchiello.

Mr. Cicchiello said he's not interested; the material is too dry.

3. Methodology (Section 4) and the first recommendation (Section 5)- Mr. McIntire

4. Zoning Regulations (Section 6)- Ms. Thurlow.

5. Complimentary Ordinance (Section 7) and Beach Community Practices (Section 8)- Mr. Formica.

6. Prior Uses, preexisting nonconforming uses (Section 9)- Ms. Thurlow.

7. Enforcement and statement of purpose (Section 10 & 11)- Mr. Farrugia.

8. Conclusion- Ms. Santoro noted that she also had Mr. Cicchiello down for the conclusion since she is doing the intro. She added that they can obviously make changes, swap sections, and ascertain if Mr. Beachy and Mr. Cellino will be able to attend the presentation.

**Note** Mr. Cicchiello said he will present a section on issues.

**Note** Mr. McIntire said he's uncomfortable with a section on issues no one has heard, which is not part of the addendum.

**Note** Mr. Formica argued that Mr. Cicchiello should be able to say whatever he wants. Mr. Cicchiello stressed that his section on issues will essentially be an abbreviated version for anyone who hasn't read the status report, and that he will be presenting both sides of the issue.

**Note** The Committee discussed Mr. Formica's earlier comments about making the same presentation to Zoning and Ms. Thurlow said she will see what's coming up on the Zoning agendas.

**Note** The Committee discussed how they don't think they need to meet again, and Mr. Farrugia suggested that everyone provide a brief outline of what they will be discussing. Outlines will be completed and circulated on March 24th, 2025.

## 7. Committee Member and Ex-Officio Comments

**Note** There were none.

## 8. Adjournment

**Decision** MOTION (5)

Ms. Thurlow moved to adjourn the March 10th, 2025, STR Ad Hoc Committee Regular Meeting at 8:47 p.m.

Mr. Farrugia seconded the motion.

Motion carried, 6-0-0.

**Note** Respectfully Submitted,  
Brooke Stevens,  
Recording Secretary