

Town of East Lyme
AGENDA
East Lyme Zoning Commission
Regular Meeting

RECEIVED FOR RECORD

EAST LYME, CT

April 10, 2025 - 7:30 P.M. – East Lyme Town Hall
108 Pennsylvania Avenue, Niantic, Connecticut

2025 APR - 7 P 3:41

1. Call the April 10, 2025, East Lyme Zoning Commission Regular Meeting to Order

2. Pledge of Allegiance

3. Public Hearing-

Annual review-Special Permit application for restaurant Outdoor Dining spaces 1-17

1. Application of Roderick Cornish, for Charlie's Place, for renewal of Special Permit for Outdoor Dining at 26 W Main St, Niantic.
2. Application of Nejla Oksuz, for Niantic Pizza, for renewal of Special Permit for Outdoor Dining at 53 West Main Street, Niantic.
3. Application of Martin Zavala, for Zavala's, for renewal of Special Permit for Outdoor Dining at 135 Boston Post Rd, Niantic.
4. Application of Anna Lathrop, for Gourmet Galley, for renewal of Special Permit for Outdoor Dining at 185 Main St, Niantic.
5. Application of Janeth Velin, for Rossa Negra, for renewal of Special Permit for Outdoor Dining at 214 Flanders Rd, Niantic
6. Application of Steve Carpenteri, for Niantic Bay Inn, Inc, (aka Lyme Tavern), for renewal of Special Permit for Outdoor Dining at 229 W Main St, Niantic.
7. Application of Supawa Au, for Spice Club, for renewal of Special Permit for Outdoor Dining at 239 Main St, Niantic.
8. Application of East Lyme Café, LLC dba Smokey O'Gradys, for renewal of Special Permit for Outdoor Dining at 306 Flanders Rd, Niantic.
9. Application of Chris Herbert, for Constantine's by the Bay, for renewal of Special Permit for Outdoor Dining at 252 Main Street, Niantic.
10. Application of Eduardo Martone, for Castello's, for renewal of a Special Permit for Outdoor Dining at 11 East Pattagansett Rd, Niantic.
11. Application of Eugen Emini, for Black Point Pizza, for renewal of Special Permit for Outdoor Dining at 44 Black Point Rd, Niantic.

12. Application of EH, LLC, dba Family Pizza, for renewal of Special Permit for Outdoor Dining at 233 Main St, Niantic.
13. Application of Leo Roche, for Strive LLC, for Black Sheep, for renewal of Special Permit for Outdoor Dining at as 247-2 Main Street, Niantic.
14. Application of Hannah Formica, for 374 Kitchen & Cocktails, for renewal of Outdoor Dining at 374 Main St, Niantic.
15. Application of Chris Herbert, for La Llarona, for renewal of Special Permit for Outdoor Dining at 267-283 Main St, (aka 13 Hope St), Niantic.
16. Application of Candace Devendittis, for Dev's on Main, for renewal of Special Permit for Outdoor Dining at 255 Main St, Niantic.
17. Application of Andy Sklavouris, for Five Churches by the Bay, for renewal of Special Permit for Outdoor Dining at 215 Main St, Niantic.

4. Regular Meeting-

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5. Disposition of Minutes

- a. Approval of Minutes of March 20, 2025, Regular Meeting.

6. Old Business

7. Subcommittee Reports

8. New Business

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

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

10. Zoning Official

11. Comments from Ex-Officio

12. Zoning Board Liaison to Planning Commission

- a. 4/8/25-Peck
- b. 5/13/25- Susco

13. Comments from Chairman

14. Adjournment