

Minutes of the East Lyme Zoning Commission November 6, 2025, Regular Meeting

Date and Time: 11/6/2025 7:30PM to 8:25PM

Present: Members: Chairman Anne Thurlow, Secretary, Nancy Kalal, Norman Peck, Debbie Jett-Harris, Denise Markovitz. Alternates: Jim Liska, Sarah Susco . Staff: William Mulholland. Ex-Officio: Roseanne Hardy. Recording Secretary: Jessica Laroco

Absent: Member: Michael Foley. Alternate: Cathy Yuhas.

Location: East Lyme Town Hall Upper Conf Room 108 Pennsylvania Avenue

1. Call to Order and Pledge

-Chairman Thurlow called the November 6, 2025, Regular Meeting of the East Lyme Zoning Commission to order at 7:30PM and led the Pledge of Allegiance.

2. Attendance

-Ms. Thurlow called the roll and noted Member Michael Foley and Alternate Cathy Yuhas were absent. Ms. Thurlow sat Alternate Sarah Susco.

3. Public Hearing

a. The East Lyme Zoning Commission proposal to amend Section 1 by adding the definition of Short-Term Rentals to the East Zoning Regulations.

-Ms. Kalal read a memo from the Zoning Official to the Zoning Commission, which includes the proposed language (Exhibit 5).

-Ms. Jett-Harris read a memo from SECOG to the Commission (Exhibit 4).

-Ms. Markovitz read a memo from CT DEEP to the Commission (Exhibit 3).

-Ms. Kalal read a memo from the Planning Commission to the Commission (Exhibit 2).

-Ms. Markovitz wondered where academic rentals fit.

-Mr. Mulholland noted that generally speaking they are allowed in Zoning and Planning and Land Use as they are over 30 days.

-Ms. Thurlow noted that the proposed language is the same definition used by the State (of CT).

-Ms. Susco wondered if the current short term rentals collected the State Occupancy Tax.

-Mr. Mulholland stated that we do not know, because we do not collect that.

-Ms. Thurlow asked for public comment for, against, and neutral to the application and there was none.

MOTION 1

-Ms. Markovitz moved to close the Public Hearing.

-Ms. Jett-Harris seconded the motion.

-Motion passed unanimously 6-0-0.

b. Application of the East Lyme Zoning Commission to amend the East Lyme Zoning Regulations by adding Sections 6.1.6, 7.1.6 ‘Agricultural or Farm-Poultry (6 or less)’ and amending Section 25.5 ‘Table of Minimum Controls’.

- Ms. Thurlow noted the original chicken regulations (6 or less) were adopted in 2016.
- Ms. Markovitz read a memo from the Zoning Official to the Commission (Exhibit 3).
- Ms. Jett-Harris read a memo from SECOG to the Commission (Exhibit 5).
- Ms. Markovitz read a memo from CT DEEP to the Commission (Exhibit 6).
- Ms. Susco read a memo from the Planning Commission to the Commission (Exhibit 7).
- Ms. Kalal made the following comments: the Regulations of the City of New Haven allowed for anyone in the city to keep chickens as long as they are 15 feet from the road and in the side or rear of the lot, and she read the statement of use. She thought because people in the city could keep chickens then people of East Lyme should be able to as well. Amending the EL Regulations to still have a minimum lot size would still require people to have 10,00 square feet. She also noted that the current requirement of a coop of 6x6x8 would be too large for someone who only wanted 2 hens, as they only require 3 square feet according to the CT Best Management Practices.
- Mr. Mulholland stated the only complaints he had received regarding chickens involved roosters.
- Ms. Markovitz wondered what enforcement would be.
- There was discussion on define agriculture and it was decided not to pursue that further.
- Ms. Thurlow asked for public comment for, against, and neutral to the proposal.
- Susan Dagostino, 8 Marshfield Rd made the following comments: she thought requiring a certain amount of acreage was discriminatory and was in favor of the Ms. Kalal’s comments allowing anyone to have chickens by right as having a few chickens was more like having pets, it isn’t a business.
- Ms. Hardy asked about areas such as in a multi-family building where the population is very dense, and what the consequences of everyone having multiple chickens there might be.

MOTION 2

- Ms. Jett-Harris moved to withdraw the application at this time.
- Ms. Markovitz seconded the motion.
- Motion passed unanimously, 6-0-0.

4. Regular Meeting

a. The East Lyme Zoning Commission proposal to amend Section 1 by adding the definition of Short-Term Rentals to the East Zoning Regulations.

MOTION 3

- Ms. Jett-Harris moved to approve the East Lyme Zoning Commission proposal to amend Section 1 by adding the definition of Short-Term Rentals to the East Zoning Regulations as presented.
- Ms. Kalal seconded the motion.
- Motion passed unanimously, 6-0-0.

-This will be published 11/13/25, effective 11/14/2025.

b. Application of the East Lyme Zoning Commission to amend the East Lyme Zoning Regulations by adding Sections 6.1.6, 7.1.6 'Agricultural or Farm-Poultry (6 or less)' and amending Section 25.5 'Table of Minimum Controls'.

-This was withdrawn above.

5. Disposition of Minutes

Approval of Minutes of October 2, 2025, Regular Meeting

MOTION 4

-Ms. Kalal moved to approve the Minutes of the October 2, 2025, Regular Meeting of the East Lyme Zoning Commission, as presented.

-Ms. Jett-Harris seconded the motion.

-Ms. Thurlow and Ms. Susco abstained from the vote.

-Motion passed 4-0-2.

6. Old Business -There was none.

7. Subcommittee Reports There were none.

8. New Business

a. Application of Parkers Place, LLC pursuant to General Statutes 8-30g for a zone change, site plan, and Coastal Area Management Review for a multi-family affordable residential housing development on property located on the Westerly side of Park Place, East Lyme, Connecticut and more specifically designated as Lot 11 on East Lyme Assessor's Map 11.1.

-Mr. Mulholland will schedule this.

b. Any business on the floor, if any, by majority vote of the Commission -There was none.

c. Correspondence- There was none

9. Public Delegations

-Joshua Caskey, 1 Grooms Way, spoke of the importance of affordable housing and asked the Commission to keep in mind how important affordable housing is in the community especially for teachers.

10. Zoning Official

-The department continues to be busy, the ZDM building is moving along as is the new Citgo on Flanders Rd, Coastal Crust is preparing to open, and Mystic Market is progressing in talks. Dominoes and the Taqueria Cinco have not been in with permits yet. They could in the future.

-Mr. Peck asked about the status on the Affordable Housing Appeals Moratorium.

-Mr. Mulholland stated that there were a number of deeds with anomalies in the deeds regarding the restrictions. Those need to be corrected before we can send them to the state for consideration in the application.

11. Comments from Ex-Officio

-Ms. Hardy stated that Vision Government Studies had been contracted to perform the required items to perform their upcoming town revaluation for \$199,202. The mid-October storm caused widespread power outages and continued improvement to the infrastructure is important. The Inland/Wetland Regulations were being finalized, the needed roof repair over the pool at the high school will not receive any state aid as it is not considered necessary for public education. The public safety dept made a proposal to institute automatic ticketing machines for traffic enforcement but was voted down. The roof replacement project at the Niantic Center School will receive funding from the state.

12. Zoning Board Liaison to the Planning Commission

a. October 14, 2025- Kalal

Ms. Kalal made the following comments: she felt that the Planning Commission did not realize the implications of changing a 40 foot buffer into a 10 foot buffer. She stated that an attorney would be happy to be able to gain additional lots because of this space.

b. November 10, 2025- Liska-Will attend

c. December 9, 2025-Markovitz

13. Comments from the Chairman There were none

14. Adjournment

MOTION 5

-Ms. Markovitz moved to adjourn the November 6, 2025, Regular Meeting of the East Lyme Zoning Commission at 8:25PM.

-Ms. Jett-Harris seconded the motion.

-Motion passed unanimously, 6-0-0.

Respectfully submitted,
Jessica Laroco,
Recording Secretary