

Minutes of the East Lyme Zoning Commission December 4, 2025, Regular Meeting

Date and Time: 12/4/2025 7:28PM to 8:25PM

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

Absent: Alternate: Jim Liska

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

1. Call to Order and Pledge

-Chairman Thurlow called the December 4, 2025, Regular Meeting of the East Lyme Zoning Commission to order at 7:28PM and led the Pledge of Allegiance.

2. Attendance

-Ms. Thurlow called the roll and noted Alternate Jim Liska was absent. She invited Ms. Hardy to run the election for Chairman but Mr. Mulholland ran it in her stead.

3. Election of Officers

-Mr. Mulholland asked the Commissioners if they would prefer a paper ballot or a show of hands and it was unanimously decided that a show of hands would be the method for deciding the election.

a. Chairman

-Mr. Mulholland asked for nominations for Chairman.

MOTION 1

-Ms. Jett-Harris nominated Anne Thurlow for Chairman.

-Ms. Kalal seconded the nomination.

-Motion unanimously passed for Anne Thurlow to be Chairman 6-0-0.

b. Secretary

-Chairman Thurlow asked for nominations for Secretary.

MOTION 2

-Ms. Jett-Harris nominated Nancy Kalal.

-Mr. Peck seconded the nomination.

-Motion unanimously passed for Nancy Kalal to be Secretary 6-0-0

4. Public Hearing – There was none.

5. Regular Meeting

a. Discussion on Short Term Rentals

-Ms. Thurlow invited Ms. Santoro, 11 Rose Ln, Co-Chair of the Short-Term Rental Ad-Hoc Subcommittee to speak with the Board and answer questions.

-Ms. Santoro commented that while the Subcommittee agreed that there was some action that should be taken, it would be up to the Zoning Commission to decide that course of action if it determined that addressing it through the Regulations was its preference. She reminded the Board that almost 2 years of research and Public Hearings and waiting for the CT Supreme Court to make

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William Mulholland
TOWN CLERK

decision in the Whibey Case had shaped their findings. There is no 1 size fits all prescription for towns. She suggested that the Board look to towns such as Groton or Preston for recent changes. She suggested acknowledging STR's, regulating them through zoning to limit growth, and using routine inspections & permitting as possible avenues. In the report given to the BOS and to the Zoning Board, Section 11 on policy was an important topic, specifically page 13. She reminded the Board that the Town already has ordinances for parking and noise. She also acknowledged the situation of grandfathered STR's. She discussed a registry for public safety concerns.

-The Board had the following discussion:

-Mr. Peck discussed nonconformities and a subcommittee of the Zoning Board

-Ms. Jett-Harris wondered if there were towns who banned them outright and also is in favor of a subcommittee. She worried about enforcement and considered that STR's stay out of neighborhoods

-Ms. Markovitz discussed property owner rights and regulating through zoning, not through ordinance. She noted it would be difficult to enforce stringent regulations.

-Ms. Yuhas stated that simple regulations would be desired.

-Ms. Kalal stated that STR's are a business and should therefore only be allowed where businesses are allowed and not in residential areas.

-Ms. Thurlow noted that there are more than 200 STR's in town with many out of town owners and also stated that STR's should be located where businesses are.

-It was decided that Mr. Peck and Ms. Yuhas would form the STR Subcommittee and work with Mr. Mulholland and Ms. Santoro on a path forward.

6. Disposition of Minutes

Approval of Minutes of November 20, 2025, Regular Meeting

MOTION 3

-Ms. Markovitz moved to approve the Minutes of the November 6, 2025, Regular Meeting of the East Lyme Zoning Commission, as presented.

-Ms. Jett-Harris seconded the motion.

-Ms. Yuhas abstained from the vote.

-Motion passed 5-0-1.

7. Old Business -There was none

8. Subcommittee Reports -There were none

9. New Business

a. Discussion on Poultry Regulations.

-Ms. Kalal read a memo from Mr. Mulholland (Attachment 1)

MOTION 4

-Ms. Markovitz moved to bring a Text Amendment to the East Lyme Zoning Regulations regarding poultry in the R-12 & R-10 Zoning Districts to Public Hearing.

-Ms. Jett-Harris seconded the motion.

-Motion passed unanimously, 6-0-0.

-Ms. Thurlow asked Mr. Mulholland to schedule the Public Hearing.

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

c. Correspondence-There was none.

d. Application of Jerry Lokken, for East Lyme Parks & Recreation, for a Special Permit under Section 20.1.2(F) of the East Lyme Zoning Regulations, to construct an ADA accessible trail, and improve the existing parking area for Darrow Pond, at property located at 16 Mostowy Road, East Lyme, Assessor Map #40.0 Lot#5.

-Ms. Thurlow asked Mr. Mulholland to schedule a Public Hearing.

10. Public Delegations- There were none

11. Zoning Official-There was no comment

12. Comments from Ex-Officio

-Ms. Hardy spoke again about the intended speed cameras. She also spoke about the \$63,300 that the Town received from the state dept of education for the expansion of special education needs in the Town.

13. Zoning Board Liaison to the Planning Commission

a. December 9, 2025-Jett-Harris

b. January 2026- Edwards

14. Comments from the Chairman

-Ms. Thurlow asked if Bylaws needed to be filed annually.

-Mr. Mulholland will get the answer.

-Commissioner training will be required for some and the staff will reach out as necessary.

15. Adjournment

MOTION 5

-Ms. Markovitz moved to adjourn the December 4, 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

Town of

Zoning Department



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MEMO TO: East Lyme Zoning Commission
FROM: William Mulholland, Zoning Official
RE: Proposed Zoning Regulations Text Amendment: Poultry
DATE: December 2, 2025

As requested, below you will find a proposed text amendment to expand the existing zoning regulations governing the keeping of poultry. This change will permit this activity in the R-12 and R-10 zoning districts as it is not presently allowed. The zoning code currently regulates the use as follows in four (4) of the six (6) residential districts, with the new language in yellow and existing language in black.

1. RU-200 Zone-an as of right use
2. RU-120 Zone- an as of right use
3. RU-80 Zone- an as of right use
4. RU-40 Zone-Section 5.14 as of right for six (6) or less as regulated in Section 25.5
5. R-12 Zone- an as of right use
6. R-10 Zone- an as of right use

Section 25.5, Control Section, states:

AGRICULTURAL OR FARM- POULTRY (6 OR LESS*)

Zone(s): RU-200, RU-120, RU-80, RU-40, R-12, R-10

Controls:

1. Use shall be on a lot not less than one (1) acre.
2. In R-12 & R-10 Zones, the minimum lot size required shall be 50% of the required lot size for the district.
3. No roosters permitted.
4. No more than six (6) hens may be kept.
5. A chicken coop and enclosure (pen) shall be required on all properties where chickens are kept.
6. Chickens are allowed only in the chicken coop and outdoor enclosure. Free range activity is not permitted.
7. The coop shall accommodate not more than six (6) chickens. The coop and coop yard may not be located in a front or side yard and shall not be visible from a street or neighboring property.

8. The coop shall be a minimum size of six feet by eight feet by six feet (6'x 8'x 6') in height. In R-12 & R-10 Zones, the coop may be no less than six feet by six feet by six feet (6' x 6' x 6') in height.
9. The coop enclosure shall be fenced.
10. The coop and enclosure may not be located within the required setback of the underlying zone.
11. Any composting of waste shall comply with Connecticut's Best Management Practices for Agriculture.
12. Waste materials must be disposed of in a manner that will not cause odors, flies, or attract vermin

The coop and enclosure must be clean and odor free, kept in a neat and sanitary condition at all times, in a manner that will not disturb the use or enjoyment of neighboring properties.

*Note: A Special Permit is not required for uses under this section for six (6) or less poultry

It is proposed to specifically modify the Zoning Regulations as follows to permit the "raising or keeping" six (6) or less poultry in the R-12 & R-10 Zoning Districts.

-In Section 6, R-12 Zone, *add* the following new Section:

6.1.6 Poultry, six (6) or less (see Section 25.5)

-In Section 6 R-12 Zone *amend* the following Section to read:

6.2.2 Agricultural or farm use, including the raising of livestock or poultry (more than six (6)).

-In Section 7, R-10 Zone, *add* the following new Section:

7.2.6 Poultry, six (6) or less (see Section 25.5)