

Town of East Lyme
AGENDA
East Lyme Zoning Commission
Regular Meeting

January 8, 2026 - 7:30 P.M. – East Lyme Town Hall
108 Pennsylvania Avenue, Niantic, Connecticut

1. Call the January 8, 2026, East Lyme Zoning Commission Regular Meeting to Order

2. Pledge of Allegiance

3. Public Hearing

- a. Application of Arx Wireless Infrastructure, LLC and New Cingular Wireless PCS, LLC application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility and associated equipment located at 306 Flanders Road, East Lyme, Connecticut.
- b. 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.

4. Regular Meeting

- a. Application of Arx Wireless Infrastructure, LLC and New Cingular Wireless PCS, LLC application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility and associated equipment located at 306 Flanders Road, East Lyme, Assessor Map #31.3, Lot #7.
- b. 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.

5. Disposition of Minutes

- a. Approval of Minutes of December 4, 2025, Regular Meeting.

6. Old Business - None

7. Subcommittee Reports

- a. Short-Term Rental Subcommittee

8. New Business

- a. Application of Jerry Lokken, for East Lyme Parks & Recreation for a Coastal Area Management (CAM) Review for seawall replacement for property located McCook's Beach, 8 Atlantic Street, Niantic, Assessor Map #11.4, Lot #175
- b. Any business on the floor, if any, by the majority vote of the Commission.
- c. Correspondence

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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. 1/13/2026 – Edwards
- b. 2/10/2026 – Jett-Harris

13. Comments from Chairman

14. Adjournment