

**Town of East Lyme**  
**AGENDA**  
**East Lyme Zoning Commission**  
**Regular Meeting**

RECEIVED FOR RECORD  
EAST LYME, CT

2026 FEB 25 P 3:46

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March 5, 2026 - 7:30 P.M. – East Lyme Town Hall  
108 Pennsylvania Avenue, Niantic, Connecticut

*Kenneth H. ...*  
TOWN CLERK

**1. Call the March 5, 2026, East Lyme Zoning Commission Regular Meeting to Order**

**2. Pledge of Allegiance**

**3. Public Hearing**

- a. 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. *(Continued from 12/4/2025)*
- b. Application of Jilian Lepore-Oyler for a Special Permit under Section 5.2.4, roadside stand, of East Lyme Zoning Regulations for property located 73 Scott Rd, East Lyme, Assessor's Map #34.0 #16
- c. East Lyme Zoning Commission proposal to amend the Zoning Regulations to permit the keeping of poultry (6 or less) in R-10 and R-12 zoning districts.

**4. Regular Meeting**

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- b. Application of Jilian Lepore-Oyler for a Special Permit under Section 5.2.4, roadside stand, of East Lyme Zoning Regulations for property located 73 Scott Rd, East Lyme, Assessor's Map #34.0 #16
- c. East Lyme Zoning Commission propose to amend the Zoning Regulations to permit the keeping of poultry (6 or less) in R-10 and R-12 zoning districts.
- d. 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 #1 1.4, Lot #175
- e. Continuation of the Application of Parkers Place, LLC, pursuant to General Statutes 8-309 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, more specifically designated as Assessor's Map #11.1, Lot #11. (*Continued from 1/22/2026*)

**5. Disposition of Minutes**

- a. Approval of Minutes of January 22, 2026, Regular Meeting.
- b. Approval of Minutes of February 19, 2026, Regular Meeting.

**6. Old Business-**

**7. Subcommittee Reports**

**8. New Business**

- a. Application of Michael and Mary Manning for a Coastal Area Management Site Plan Review to demolish and rebuild a single-family dwelling at 30 West Lane.
- b. Any business on the floor, if any, by the majority vote of the Commission.
- c. 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**

3/10/2026 – Kalal

4/14/2026 – Liska

**13. Comments from Chairman**

**14. Adjournment**