

Town of

Zoning Department

William Mulholland
Zoning Official



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357
(860) 691-4114
Fax (860) 691-0351

Richard Gordon, Chairman
East Lyme Planning Commission
Town of East Lyme
108 Pennsylvania Ave
Niantic, CT 06357

February 4, 2026

RE: Brew Pub Definition
Referral/ Zoning Regulation Text Amendment Proposal

Dear Mr. Gordon,

I am writing to refer the following application for your review and comment in accordance with Section 8-3 a of chapter 124 of the Connecticut General Statutes.

Application of Nathaniel Bodnar, for a proposed Text Amendment to Section 1.90 of the East Lyme Zoning Regulations, to update the definition of a Brew Pub to include all alcoholic beverages.

The Zoning Commission has scheduled a public hearing for **March 19, 2026**. Please forward any comments for inclusion into the public hearing record. If you have any questions, please do not hesitate to contact the Zoning Commission staff person, Mr. Mulholland.

Sincerely,

Nancy Kalal
Secretary, East Lyme Zoning Commission

Hand delivered to G. Goeschel: February 6, 2026

Received

Town of East Lyme

108 Pennsylvania Ave.
Niantic, CT 06357
Ph. (860) 691-4114
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Zone TA Permit # JAN 21 2026

Town of East Lyme
Land Use

APPLICATION FOR ZONING REGULATION TEXT AMENDMENT

Date of Application: 1/20/2026 Email: nathanielbodnar@gmail.com

Applicant's Name: NATHANIEL BODNAR

Applicant's Address: 32 COREY LANE, NIANTIC, CT 06357 Telephone: 203-565-8097

Text Amendment of Section #: 1.90 - BREW PUB DEFINITION

DESCRIPTION OF TEXT AMENDMENT OF ZONING REGULATIONS REQUESTED {must comply all other applicable Zoning Regulations of the Town of East Lyme}:

Update section 1.90, which is the definition of a Brew Pub, to include all alcoholic beverages under Connecticut General Statutes 30-16 and not just beer.

Signature of Applicant: Nathaniel Bodnar

Below this line for Office Use Only:

Attach a copy of what is being changed, omitted or added to the Zoning Regulations.

AMENDMENT PROPOSAL ATTACHED

YES NO

PERMIT FEE: TEXT AMENDMENT \$300.00

STATE FEE: \$60.00

CHECK #: 619

TOTAL DUE:

\$ 360

Date Approved: _____ Date Denied: _____
Approval subject to conditions below:

Dated: _____

East Lyme Zoning Commission

Nathaniel Bodnar
32 Corey Lane
Niantic, CT 06357

January 14, 2026

Bill Mulholland
Zoning Official
P.O. Box 519
Niantic, CT 06357

Dear Mr. Mulholland & East Lyme Zoning Board,

I am writing to request an amendment to the Town of East Lyme Zoning Regulations last amended through November 10, 2025.

Section 1.90 currently defines a Brew Pub as the following:

1.90 BREW PUB- A manufacturing facility authorized pursuant to Section 30-16 of the Connecticut General Statutes which manufactures, stores, sells and may distribute beer. Such facility may sell beer or wine to be consumed on the premises, with or without food, and may sell beer brewed on premises in sealed containers for consumption on or off premises.

I would like to propose that section 1.90 be updated to the following wording:

1.90 BREW PUB- A manufacturing facility authorized pursuant to Section 30-16 of the Connecticut General Statutes which manufactures, stores, sells and may distribute alcohol beverages, such as beer, cider, wine, mead, spirits, or other beverages as authorized pursuant to a manufacturing permit defined in Section 30-16 of the Connecticut General Statutes. Such facility may sell alcoholic beverages manufactured on premises or off premises to be consumed on the premises, with or without food, and may sell alcoholic beverages manufactured on premises in sealed containers for consumption on or off premises.

Thank you for your review and consideration of this amendment.

Regards,



Nathaniel Bodnar
Foxglove Cider LLC
203-565-8097