Town of East Lyme
AGENDA
East Lyme Zoning Commission
Regular Meeting

March 19, 2026 - 7:30 P.M. – East Lyme Town Hall
108 Pennsylvania Avenue, Niantic, Connecticut

1. Call the March 19, 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 *(Continued from 03/05/2026)*

c. 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.

d. Application of Jeffrey A McNamara for a proposed Text Amendment to Section 5 by adding Section 5.2.10 to permit Educational or Philanthropic use by a nonprofit corporation on 50 acres or more in the RU-40 Zone subject to Special Permit with additional controls in Section 25.5, of the East Lyme Zoning Regulations.

FILED IN EAST LYME
CONNECTICUT
March 16, 2026 AT 12:55 AM/PM
EAST LYME TOWN CLERK

4. Regular Meeting

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corporation on 50 acres or more in the RU-40 Zone subject to Special Permit with additional controls in Section 25.5, of the East Lyme Zoning Regulations.

e. Continuation of the Application of Parker's 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 March 5, 2026, Regular Meeting.

6. Old Business - None

7. Subcommittee Reports

a. Short-Term Rental Subcommittee

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

4/14/2026 – Liska
5/12/2026 – Markovitz

13. Comments from Chairman

14. Adjournment