

Town of East Lyme
AGENDA
East Lyme Zoning Commission
Regular Meeting

April 9, 2026 - 7:30 P.M. – East Lyme Town Hall
108 Pennsylvania Avenue, Niantic, Connecticut

1. Call the April 9, 2026, East Lyme Zoning Commission Regular Meeting to Order

2. Pledge of Allegiance

3. Public Hearing

- a. 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.

4. Regular Meeting

- 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.
- b. 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.

5. Disposition of Minutes

- a. Approval of Minutes of March 19, 2026, Regular Meeting.

6. Old Business - None

7. Subcommittee Reports

- a. Short-Term Rental Subcommittee

8. New Business

- a. Application of Nathaniel Bodnar, Foxglove Cider LLC for a Special Permit under Section 1.90, Brew Pub, of the East Lyme Zoning Regulations, to manufacture and sell wine, cider and mead.
- b. Application of Jamil Ahmed and Caroline Rando for a Coastal Area Management Site Plan Review to construct a single-family dwelling at 34 Brainerd Road.
- c. Application of Kevin B. and Kimberly Flanagan for a Coastal Area Management Site Plan Review to construct a single-family dwelling at 26 Bayview Avenue.
- d. Application of Peter Iffland for a Special Permit under Section 16.1.3(B), Tidal Marsh Docks, of the East Lyme Zoning Regulations, to remove and construct a new dock on property located on Old Black Point Road, Assessor's Map #08.3, Lot #1, opposite 100R Old Black Point Road.

FILED IN EAST LYME
CONNECTICUT
April 16, 2026 AT 4:41 AM (PJT)
Shirley H. ...
EAST LYME TOWN CLERK

- e. Any business on the floor, if any, by the majority vote of the Commission.
- f. 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