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June 29, 2026

Delivered via Overnight Mail

Noank Zoning Commission
c/o William Mulholland, Zoning Enforcement Officer
10 Ward Avenue
Noank, CT 06340

Re: Application for Modification
to Special Exception
Harings Marine LLC
Our File No. 6912.265424

Dear Commissioners:

I represent Harings Marine LLC, a Connecticut limited liability company doing business as Haring's Noank, an existing restaurant located at 15/19 Riverview Avenue in Noank, Connecticut ("Harings"). Harings currently operates under the terms of a Special Exception granted by the Noank Zoning Commission on March 11, 2015, and later amended on May 27, 2025, pursuant to Section 13.3.3a of the Noank Zoning Regulations. As the Commission is aware, this non-conforming restaurant use currently allows patrons to bring their own alcoholic beverages to the property for consumption.

On behalf of my client and enclosed with this letter, please find an Application for a Modification to the approved Special Exception seeking to further amend its conditions to permit alcoholic beverage service to customers subject to a Restaurant Liquor Permit to be issued by the Connecticut Department of Consumer Protection. The provision of an actual state liquor permit would give Harings the ability to service its patrons directly with alcoholic beverages in a professional and highly regulated manner rather than allowing customers to provide their own liquor which, by its very nature, is extremely difficult to monitor, control, and enforce and has a greater propensity for disruption to surrounding properties. The addition of a state liquor permit would not require any other changes to the existing restaurant operations or hours. There would be no physical changes to the restaurant layout and no change in seating or parking. This modification would be otherwise invisible to the public. All alcoholic beverages would be provided from a service bar and delivered directly to customers by staff. Outside alcoholic beverages would no longer be allowed on the premises.

As you are aware, Section 13.3.3a of the Noank Zoning Regulations allows an applicant to

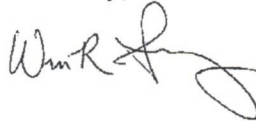
alter an existing non-conforming use by Special Exception provided that certain standards are met. This proposal meets those standards.

1. *Character of Immediate Area.* Connecticut law no longer allows the Commission to consider the impact of land use applications on the character of the surrounding community unless the Commission has adopted specific standards for which to evaluate such applications. Nevertheless, the addition of a Restaurant Liquor Permit will have no impact on surrounding properties as there are no other physical or operational changes to the existing non-conforming use. In fact, subjecting the restaurant to the additional regulatory requirements of the Connecticut Department of Consumer Protection will ensure greater oversight of operations, better monitoring of alcohol consumption by patrons, and will avoid alcoholic beverages being consumed offsite and within the surrounding residential neighborhood.
2. *Adverse Effects.* Operating the existing non-conforming restaurant under a state liquor permit will not adversely affect the health and safety of people in the area and will not be detrimental to the use or development of adjacent properties or the general neighborhood. Instead, a more regulated and professional liquor service will better protect the community from potential impacts while supporting the financial viability of the business and its employees.
3. *Traffic Movement.* There are no proposed physical changes to the existing non-conforming restaurant layout and therefore there would be no impact on the surrounding street network or its function. The proposed modification would prevent individuals from carrying alcoholic beverages back and forth from the restaurant and into the surrounding neighborhood, which may improve general traffic safety.
4. *Orderly Development.* The proposed addition of a state liquor permit will not result in a fragmentation of the existing development pattern, create unnecessary additional points of vehicular conflict, or adversely affect the orderly development of the surrounding neighborhood. Harings already allows the consumption of alcoholic beverages on premises. This modification would only put the control of that service solely into the control of the restaurant operator, creating a much more orderly operation.
5. *Property Values and Character.* The operation of the non-conforming restaurant under a Restaurant Liquor Permit will not depreciate property values or adversely affect the character and extent of development on adjoining properties. Again, there are no other physical or operational changes proposed to the site, future liquor service will be more regulated and controlled, and there are fewer potential impacts proposed to neighbors.
6. *Parking and Loading.* This modification request makes no adjustments to off-street parking and loading facilities as previously approved by the Commission. If anything, this will eliminate the transport of alcoholic beverages to and from the non-conforming restaurant to on-street parking spaces.

7. *Signs.* No changes to signage are proposed.
8. *Additional Land.* No additional land is involved in this application.
9. *Increase in Number of Dwelling Units.* No dwelling units are proposed in this application.
10. *Buffering.* There are no physical changes proposed to the site as part of this application and therefore no loss of buffering between the non-conforming restaurant and conforming adjacent uses.

Respectfully, I would request that this modification request be received at the July regular meeting of the Commission and scheduled for the required public hearing on August 18, 2026. Thank you for your time and attention to this matter and I will look forward to appearing before you soon.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wm R Sweeney', with a stylized flourish at the end.

William R. Sweeney, Esq.

Enclosure

APPLICATION FOR SPECIAL EXCEPTION

Noank Zoning Commission

Noank, CT

Application Number: _____

The undersigned, hereby requests a SPECIAL EXCEPTION with regard to the below described property within the Noank Fire District. Should this application be approved, it is understood that it shall authorize ONLY those activities described in this application, in accordance with the conditions of safeguards required by the Commission. Accompanying this application, is a SITE PLAN prepared in accordance with the requirements of the NOANK ZONING REGULATIONS.

1. Name of Property Owner: Nine Riverview Company, Inc.
Mailing Address: 28 Riverview Avenue, Noank, CT 06340
Phone: _____ Business Number: _____
2. Name of Applicant: Harings Marine LLC
Mailing Address: 15 Riverview Avenue, Noank, CT 06340
Phone: (860) 983-9217 Business Number: (860) 980-3446
Relationship to Owner: Tenant
3. Location of Property Involved (Map) 260708 (Block) _____ (Lot) 147
Street Address: 15/19 Riverview Avenue (Zone) _____
4. Special Exception Use Requested (Section # 13.3.3a)
Description of Proposed Use Request to modify existing Special Exception to allow alcohol beverage service subject to a Restaurant Liquor Permit to be issued by the Connecticut Department of Consumer Protection.

The undersigned applicant agrees to comply with all the requirements of the Noank Zoning Regulations and all requirements of the Noank Zoning Commission. The undersigned also hereby authorizes the Noank Zoning Commission and/or the Zoning Enforcement Officer to enter upon the property in question, for the purpose of inspection and enforcement with regard to the Noank Fire District Zoning Regulations.

Thomas S. Halsey
PRESIDENT, NINE RIVERVIEW CO. INC.
Signature of Owner of Record or Agent

June 25, 2026

Date

Nick George Hi
Member, Harings Marine LLC
Signature of Applicant

June 26, 2026

Date