

# Town of

P.O. Drawer 519  
Zoning Department



# East Lyme

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

DATE: September 3, 2020  
TO: East Lyme Zoning Commission  
FROM: William Mulholland *WM*  
RE: 283 Boston Post Rd – Site Plan Modification

The Applicant, Theodore A. Harris, Esq, is requesting a site plan modification to the previously approved plan for a mixed-use development for the above location.

The Zoning Commission approved the construction of two mixed use buildings along with the site plan on July 13, 2017. During the public hearing, there was extensive discussion regarding the placement and construction of a retaining wall along the northerly property line.

The parking lot for the development is behind the buildings on the northerly line. A single-family home abuts the property line. The developer originally proposed an elevated parking lot with a retaining wall along this property line. During construction, the retaining wall was eliminated, and the parking area graded to the existing elevation of the property line.

Because this condition does not match the approved plan a site plan modification is necessary to permit the elimination of the wall and the new grading.

It is my understanding the adjoining property owner requested the changes in the site plan that were agreeable to the Applicant.

**Motion to Approve:** Request of Theodore A. Harris, Esq., Agent for 283 BPR, LLC for a Site Plan Modification for mixed use commercial space with apartments at 283 Boston Post Road, Pattagansett Drive, and 281 Boston Post Road (Parking), East Lyme, Connecticut.

**Motion to Deny:** Request of Theodore A. Harris, Esq., Agent for 283 BPR, LLC for a Site Plan Modification for mixed use commercial space with apartments at 283 Boston Post Road, Pattagansett Drive, and 281 Boston Post Road (Parking), East Lyme, Connecticut