

**PAZZ & CONSTRUCTION, LLC
AFFORDABLE HOUSING APPLICATION**

December 3, 2020

**CONDITIONAL APPROVAL OF ZONE CHANGE AND
CONDITIONAL APPROVAL OF AFFORDABLE HOUSING DEVELOPMENT**

WHEREAS on _____, 2020, Pazz & Construction, LLC (“Applicant”) filed an “Application for Site Plan Approval of an eighty (80 unit multi-family set-aside affordable housing development submitted pursuant to the provisions of Section 8-30g of the Connecticut General Statutes at property identified in the application as N. Bride Brook Road, East Lyme Assessor’s May 9, Lot 37-2 (“Application”) and;

WHEREAS, the Application was not submitted pursuant to §32 of the East Lyme Zoning Regulations but rather pursuant to Wisniowski v. Berlin Planning Comm., 37 Conn.App. 303 (1995); and

WHEREAS, the Commission is required to make appropriate findings under the Affordable Housing Statute C.G.S. §8-30g ;and

WHEREAS, the Commission received referral reports from _____; and

WHEREAS, the Applicant has applied for and received from the East Lyme Water and Sewer Commission an allocation for 35,400 gallons per day of sewer treatment capacity; and

WHEREAS, the Commission held two (2) public hearings on the application during which it listened to numerous hours of testimony. Approximately seventeen (17) exhibits were submitted by the Applicant and various agencies and individuals for consideration during the hearing process. In making its decision, the Commission is considering and taking into account all of the testimony and exhibits submitted at the hearings on the Application; and

WHEREAS, the Commission, having determined that the Application includes a request for a change in zone, has made the requisite referrals to the Planning Commission pursuant to General Statutes § 8-3a and the Southeastern Connecticut Council of Governments pursuant to General Statutes §8-3b; and

WHEREAS, for the purposes of this affordable housing application, the Commission will address this motion in two separate parts:

- A. The request for a zone change;
- B. The request for approval of an affordable housing development;

A. THE PROPOSED ZONE CHANGE TO THE APPLICANT’S PROPERTY

WHEREAS, the Commission finds and recognizes that there is a need for affordable housing in the Town of East Lyme, and that less than 10% of its available housing stock meets the statutory definition of affordable housing; and

WHEREAS, the Applicant is applying for a zone change for _____ acres of its property that is the subject of this application. The development plan submitted proposes 80 residential units to be located on ___ acres of the _____ acres that are the subject of the zone change, and that the remaining _____ acres would be dedicated as open space; and

WHEREAS, the Application notes that the development will be located entirely within the East Lyme Sewer Service District (“SSD”); and

WHEREAS, the Commission has determined that there is sufficient evidence in the record that _____; that there is a substantial public interest in _____; that the substantial public interest outweighs the need for affordable housing in East Lyme, and that the substantial public interest can be adequately protected by the following reasonable changes to the zone change application: _____; and

WHEREAS, the Commission has determined that there is sufficient evidence in the record that _____; that there is a substantial public interest in _____; that the substantial public interest outweighs the need for affordable housing in East Lyme, and that the substantial public interest can be adequately protected by the following reasonable changes to the zone change application: _____; and

BE IT THEREFORE RESOLVED, the Commission hereby APPROVES the application of Pazz & Construction, LLC to re-zone the Applicant’s property to an Affordable Housing District *subject to the following CONDITIONS*:

INSERT ANY APPLICABLE CONDITIONS HERE

B. THE REQUEST FOR APPROVAL OF AN AFFORDABLE HOUSING DEVELOPMENT

WHEREAS, the Commission finds and recognizes that there is a need for affordable housing in the Town of East Lyme, and that less than 10% of its available housing stock meets the statutory definition of affordable housing; and

WHEREAS, the Applicant is applying for approval of an Affordable Housing Site Plan pursuant to Wisniowski v. Berlin Planning Comm., 37 Conn.App. 303 (1995); and

WHEREAS, the Commission is required to make appropriate findings under the Affordable Housing Statute C.G.S. §8-30g; and

WHEREAS, the Commission finds that the Application complies with the requirements of §8-30g; and

WHEREAS, the Commission has determined that there is sufficient evidence in the record that _____; that there is a substantial public interest in _____; that the substantial public interest outweighs the need for affordable housing in East Lyme, and that the substantial public interest can be adequately protected by the following reasonable changes to the Application: _____

WHEREAS, the Commission has determined that there is sufficient evidence in the record that _____; that there is a substantial public interest in _____; that the substantial public interest outweighs the need for affordable housing in East Lyme, and that the substantial public interest can be adequately protected by the following reasonable changes to the Application: _____

WHEREAS, the Commission has determined that there is sufficient evidence in the record that _____; that there is a substantial public interest in _____; that the substantial public interest outweighs the need for affordable housing in East Lyme, and that the substantial public interest can be adequately protected by the following reasonable changes to the Application: _____

BE IT THEREFORE RESOLVED, the Commission hereby APPROVES the application of Pazz & Construction, LLC for approval of an Affordable Housing Site Plan subject to the following CONDITIONS:

INSERT ANY APPLICABLE CONDITIONS HERE